

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 406 W. Grand

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-151-00-079

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 980

Subdivision _____

Sq. Ft. of Lot / Parcel 3125

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Height of Proposed Structure 12

Name Darren Davidson

DESCRIPTION OF WORK & INTENDED USE:

Address 2785 D. Rd
406 W. Grand

New Single Family Home (*check type below)

City / State / Zip GI Co 81501

Interior Remodel

Addition

Other (please specify): manufactured home

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Steve Vaytilla

Site Built

Manufactured Home (UBC)

Address 2785 D. Rd

Manufactured Home (HUD)

Other (please specify): _____

City / State / Zip GI Co 81501

NOTES: New mobile home

Telephone 234-2000

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES NO _____

Side 5' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District _____
Driveway Location Approval RAO
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1-13-06

Department Approval NA Kathy Valdez Date 1-31-06

Additional water and/or sewer tap fees are required:	YES	NO	W/O No. <u>1398-847</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/31/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

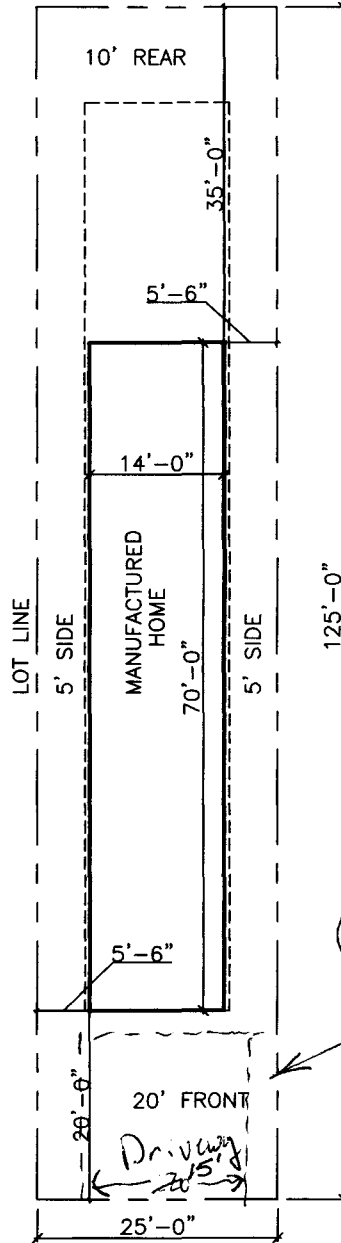
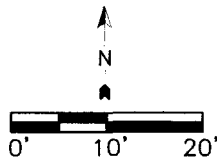
SITE PLAN

PRECISION CONSTRUCTION

406 W. GRAND

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2945-151-00-079



*DRIVEWAY
5' CLEAR FROM
BOTH PROPERTY LINES*

1-31-06

ACCEPTED ~~N/A~~ Kathy Valdez
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

RMF - 8		
Minimum Setbacks (Principal/Accessory Building)		
Front	Side	Rear
20/25	5/3	10/5

SITE PLAN

SCALE: 1" = 20'-0"

Drive OK @ 15' wide
Paul Davis
1-17-06