

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 632 1/2 Mt. Julian Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-83-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2200
 Subdivision FOREST RUN Sq. Ft. of Lot / Parcel ~~7343.70~~ 7343.70
 Filing _____ Block _____ Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3922 SF
 Height of Proposed Structure 21 FT

OWNER INFORMATION:

Name KEVIN WEAVER
 Address 2390 SAYRE DR.
 City / State / Zip G.J. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name _____
 Address SAFELY
 City / State / Zip _____
 Telephone 210-9944

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>5'</u> from PL	Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>0</u>	Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>	

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 8-11-06
 Department Approval NA Daylen Henderson Date 8-14-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ CEV.</u>
Utility Accounting <u>Cottie Howe</u>	Date <u>8/14/06</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)

MOUNT JULIAN DRIVE

LOT 16

LOT 14

ACCEPTED *NA* *Bayleem Henderson* 8-14-06
ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

S 00°00'00" E

65.00'

14' MULTI-PURPOSE EASEMENT

20.50'

5.00'

N 90°00'00" E

112.98'

5' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT

25.50'

10' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT

S 00°10'17" W

65.00'

5' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT

N 90°00'00" E

113.17'

10.00'

632 1/2 MOUNT JULIAN DRIVE
FOREST RUN SUBDIVISION

LOT 9

LOT 11

Drive OK
ZAD
8-14-06

1" = 20'

