

FEE \$	1000
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2745 Patterson Rd. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-122-28-002 Sq. Ft. of Existing Bldgs 2800 Sq. Ft. Proposed 242
 Subdivision Brookack Minor Sq. Ft. of Lot / Parcel 1.917 Acre
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Michael Shafer
 Address 2745 Patterson, Rd
 City / State / Zip Grand Jct., Co 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Outbuilding replace

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-243-7850

*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 RMF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (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 Michael Shafer Date 7-31-06
 Department Approval Jordan A. Reed Date 7/31/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Eisenberg</u>		Date <u>7/31/06</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)

2745 Patterson Rd

-- PATTERSON ROAD --

ACCEPTED *Judith A. P...*
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.

LOT 4

LOT 3

10' IRRIGATION EASEMENT

-- DRIVE WAY --

LOT 2

-- DRIVE WAY --

MULTI-PURPOSE EASEMENT &
INGRESS/EGRESS

PART OF LOT 1

EXIST
OROVINE

EXIST
2-STORY HOUSE

NEW
UTIL
BLDS

COOP

16'

12'

21'

22'

40'

M & SS

M & SS

M & SS

TO NOLAN TERN

POWER/TELEPHONE