

64737-12195

FEE \$	10 ✓
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 276 Pison

Parcel No. 2945-252.009-003

Subdivision Cyphers

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1

Sq. Ft. of Existing Bldgs 1490 Sq. Ft. Proposed 1580 96

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name Brian Breault

Address 276 Pison

City / State / Zip Grand Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): move shed

APPLICANT INFORMATION:

Name same

Address _____

City / State / Zip _____

Telephone _____

*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 70'

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X

Side 3' from PL Rear 10' 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 [Signature] Date 1-3-06

Department Approval [Signature] Date 1-3-06

Additional water and/or sewer tap fee(s) are required: YES W NO _____ W/O No. _____

Utility Accounting [Signature] Date 1/2/06

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)

ACCEPTED *Boethly Nudys*
ANY CHANGES OR SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE USER ASSUMES
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

House

Shed

7.5'

9/1

B3/4

Plan