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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____

Building Address 2464 CIMARRON DR
 Parcel No. 2701-334-19-002
 Subdivision NORTH VALLEY
 Filing # 1 Block 3 ~~2~~ Lot 1 ~~2~~

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1700 Sq. Ft. Proposed 264'
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name MARY L. TOBIN
 Address 3260 N. 12TH ST #332
 City / State / Zip GRAND Junction
81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip M. TOBIN
 Telephone (970) 243-6764 OR (SON) B42 970-257-7142

***TYPE OF HOME PROPOSED:**

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

NOTES: Call "SON" FIRST!

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.

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|---|--|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>RMF-S (previous) PR4.1 PD</u> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>5'</u> from PL Rear <u>15'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>Cover for patio previously approved 7-14-97 with these setbacks</u> |
| 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 X Mary L Tobin Date X Jan. 8, 2007
 RE Department Approval Gayle Henderson Date 1-8-07

| | | | |
|--|--------------------|--|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting | <u>Kate Ebdery</u> | | Date <u>1/9/07</u> |

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

* ADDITION
2464 CIMARRON DR

FENCE

FENCE

FENCE

16' 10"

57'

19' 1"

ADDITION

10'

1-9-07 Gayleen Anderson
ACCEPTED SETBACKS MUST BE
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.

GARAGE DOOR

PARKING PAD

24'

SIDEWALK

FIRE
HYDRANT

STREET
Monument View Dr.
SIDEWALK

STREET

CIMARRON