

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2847 Elm St.
Parcel No. 2943-073-07-002
Subdivision AMENDED MYERS
Filing _____ Block _____ Lot 4

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1100 Sq. Ft. Proposed 84
Sq. Ft. of Lot / Parcel 11979
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure 9'

OWNER INFORMATION:

Name JAMES D. VANCE
Address 2847 ELM
City / State / Zip CO. J. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LYNN BEMIS
Address 4100 E. SCENIC DR.
City / State / Zip CO. J. CO 81503
Telephone 234-6457

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): SITE 8X12 = 84sqft.

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 R-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20'25' from property line (PL) Permanent Foundation Required: YES NO _____
Side 5'13' from PL Rear 10'5' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District C 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 Lynn Bemis Date 9/19/07
Department Approval Gayleen Henderson Date 9-10-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Shed only</u>
Utility Accounting <u>Dottie Kovacek</u>	Date <u>9-10-07</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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Gayleen Anderson* 9-10-07
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.

