

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

79790-45210

BLDG PERMIT NO.

PH

Building Address 2593 G Rd

No. of Existing Bldgs 2 No. Proposed 2

Parcel No. 2945-031-00-013

Sq. Ft. of Existing Bldgs 3258 Sq. Ft. Proposed 3288

Subdivision _____

Sq. Ft. of Lot / Parcel 1.119 Acres

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2458

OWNER INFORMATION:

Name Todd Rowell

Height of Proposed Structure 2488

Address 2593 G Rd

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Junction Co 81505

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name Todd Rowell

***TYPE OF HOME PROPOSED:**

Address 2593 G Rd

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

City / State / Zip Grand Junction Co 81505

NOTES: Addition of entry way walls

Telephone (970) 216-4987

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>R-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	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 Todd Rowell Date 8/6/07

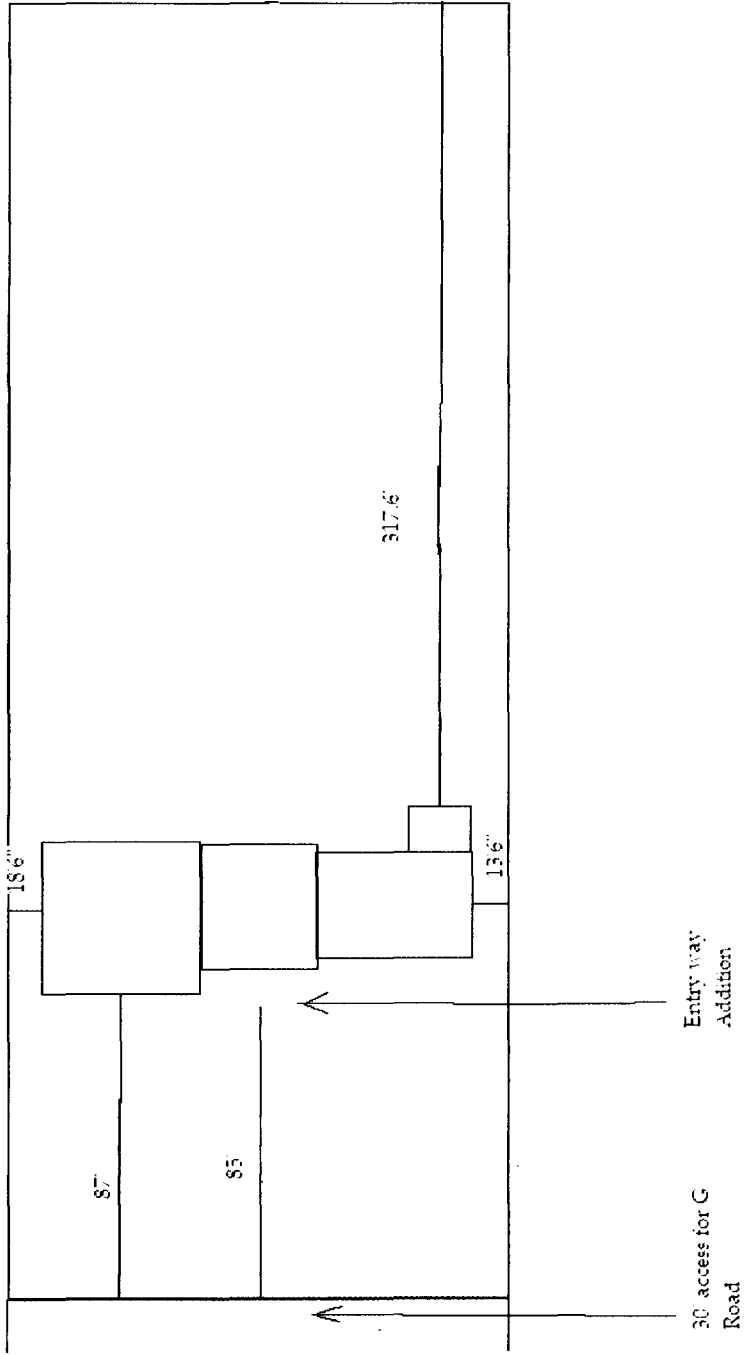
Department Approval [Signature] Date 8/6/07

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

Utility Accounting [Signature] Date 8/6/07

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)

Plot Plan 2593 G Rd



APPROVED FOR THE CITY OF
ANN ARBOR
DATE: 11/13/03
BY: [Signature]
ROBERT J. BOYD