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TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

28548-19068
608 28 3/4 Rd

Building Address _____

No. of Existing Bldgs 2 No. Proposed 3

Parcel No. 2943-064-00-072

Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 2900

Subdivision _____

Sq. Ft. of Lot / Parcel 38289

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 10,000 ^{26%}

OWNER INFORMATION:

Height of Proposed Structure 14 Ft

Name FRED PITTINGER

DESCRIPTION OF WORK & INTENDED USE:

Address 608 28 3/4 Rd

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

City / State / Zip GJT Co 81506

NO WTR SUR CHARGE -

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name SAME

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

Address _____

City / State / Zip _____

NOTES: _____

Telephone 985-41614

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 PLANNING STAFF

ZONE <u>R5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <input checked="" type="checkbox"/> NO
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 7/8/08

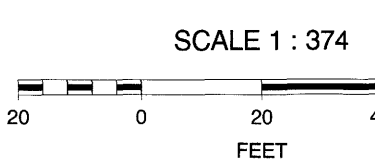
Planning Approval [Signature] Date 7/8/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O NO NO WTR/SUR WORK

Utility Accounting [Signature] Date 7/8/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *L. Ryzal 7/8/08*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

*Remove Existing
and Build SHED*

