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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2757 Cheyenne Dr No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2745-244-09-001 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 1927
 Subdivision Kelley Sq. Ft. of Lot / Parcel .328 14,287
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Fred W Ehlers
 Address 2757 Cheyenne Dr.
 City / State / Zip Grand Junction Co
81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): sheo

APPLICANT INFORMATION:

Name Fred W. Ehlers
 Address 2757 Cheyenne Dr
 City / State / Zip Grand Junction Co
81503
 Telephone 970-263-4853

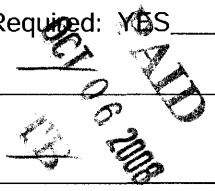
*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 12x16 sheo

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (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 Fred W Ehlers Date 10-6-08
 Planning Approval [Signature] Date 10/6/08

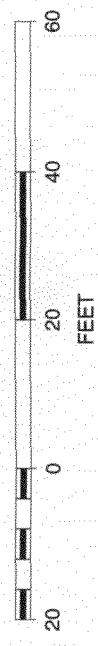
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No.

Utility Accounting [Signature] Date 10/6/08

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 303



Accepted
ACCEPTED
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.