

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

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

BLDG PERMIT NO. _____

Building Address 2575 Galley Lane
 Parcel No. 2945-031-01-001
 Subdivision LINDA
 Filing _____ Block 1 Lot _____

No. of Existing Bldgs 2 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Mike Cote
 Address 2575 Galley Lane
 City / State / Zip G.J. Co 81501

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

APPLICANT INFORMATION:

Name David Construction
 Address 1313 1/2 mile
 City / State / Zip Loma Co 81524
 Telephone 970-858-3519

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

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 PLANNING STAFF

ZONE R-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' 55" from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15/3 from PL Rear 3/10 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District B 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 James L. David Date 10/22/08
 Planning Approval Bayleen Henderson Date 10-23-08

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

Utility Accounting 1 Bensley Date 10/23/08

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)

Judith P...
10/24/07

preferred option

45-031-01-001
COTE & YVONNE K. FINCH
15 GALLEY LANE
JUNCTION, CO 81505

LOT 1
DA SUBDIVISION

10-23-08
Daylen Henderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
LOCATE AND IDENTIFY
ALL UTILITIES AND OTHER LINES.

