

FEE \$ 70⁰⁰
 TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

M

Building Address AKA ~~2854 Thomas St.~~ 288 Mahan St.
 Parcel No. 2943-301-39-005
 Subdivision Mahan Subdivision
 Filing 1 Block 4 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2329
 Sq. Ft. of Lot / Parcel 9762
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3077 sq ft 37%
 Height of Proposed Structure 7.75'

OWNER INFORMATION:

Name Joe Lambert
 Address 200 Eagle Trail Ct
 City / State / Zip Windsor, CO 80527

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Monica Million
 Address 200 Eagle Trail Ct
 City / State / Zip Windsor, CO 80527
 Telephone 970-640-3235

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	PAID DEC 04 2008 CB	
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (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 [Signature] Date 9/30/08

Department Approval PD Lydia Reyes Date 12/4/08

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

Utility Accounting T. Bensley Date 12/4/08

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)

MAHAN MANOR SUBDIVISION

288 MAHAN STREET

48.68'

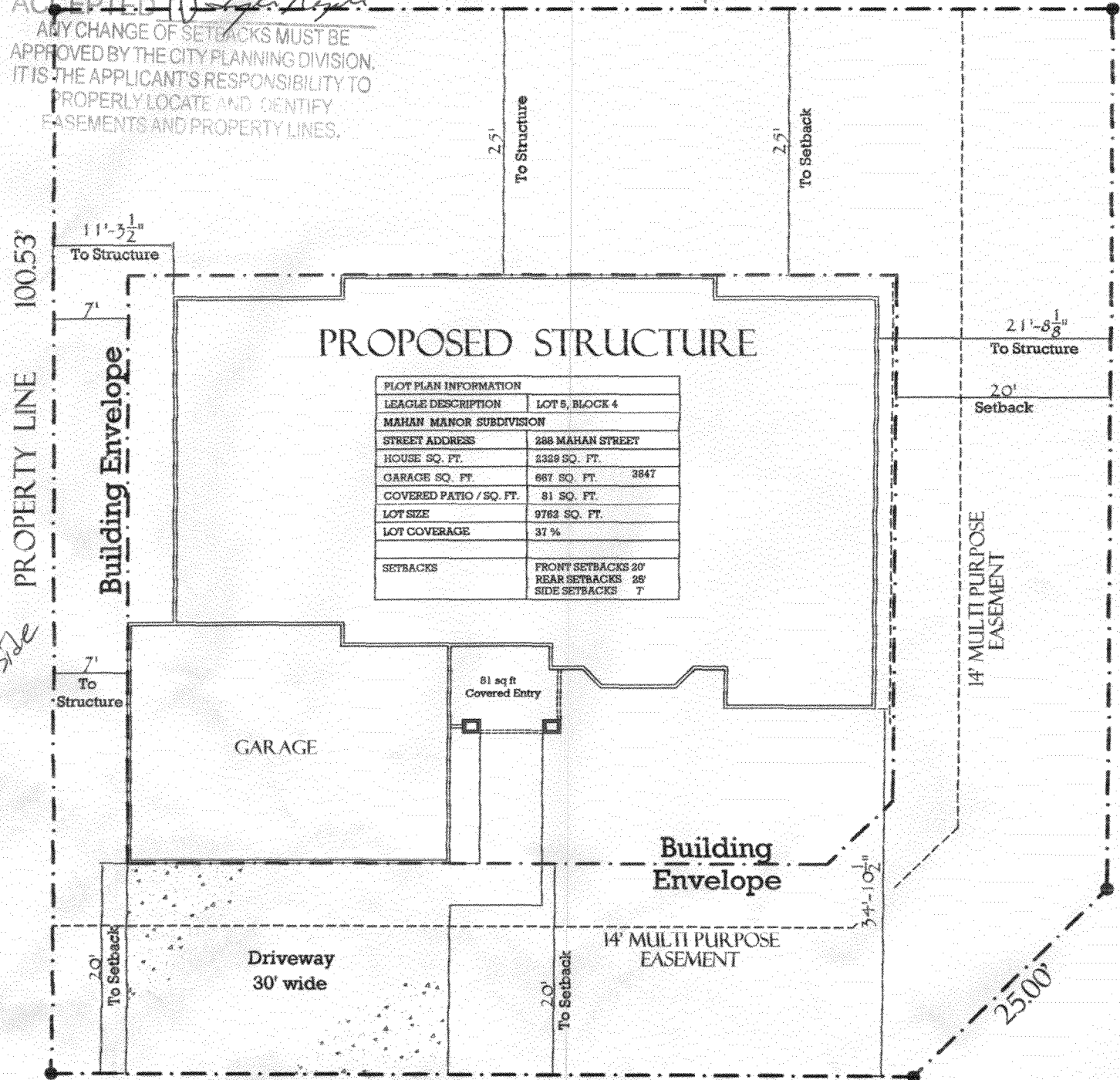
PROPERTY LINE

rear

ACCEPTED

PD [Signature]

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.



PROPOSED STRUCTURE

PLOT PLAN INFORMATION	
LEAGLE DESCRIPTION	LOT 5, BLOCK 4
MAHAN MANOR SUBDIVISION	
STREET ADDRESS	288 MAHAN STREET
HOUSE SQ. FT.	2329 SQ. FT.
GARAGE SQ. FT.	687 SQ. FT. 3847
COVERED PATIO / SQ. FT.	81 SQ. FT.
LOT SIZE	9762 SQ. FT.
LOT COVERAGE	37 %
SETBACKS	FRONT SETBACKS 20' REAR SETBACKS 25' SIDE SETBACKS 7'

GARAGE

81 sq ft Covered Entry

Building Envelope

Driveway
30' wide

14' MULTI PURPOSE EASEMENT

14' MULTI PURPOSE EASEMENT

MAHAN ST. 80.88'

Front

PROPERTY LINE 100.53'

Building Envelope

THOMAS ST.

82.72'

25.00'