

21

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 290 MAHAN ST
Parcel No. 2943-301-39-004
Subdivision MAHAN MANOR
Filing 1 Block 4 Lot 4

No. of Existing Bldgs 2 No. Proposed 1
Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 3423
Sq. Ft. of Lot / Parcel 8614
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3423
Height of Proposed Structure 22'

OWNER INFORMATION:

Name STEVE HAGEDORN
Address 194 SAGO CT
City / State / Zip GJ CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name R+M Homes
Address 274 GRAND OVERLOOK CT
City / State / Zip GJ CO 81507
Telephone 234-0080

*TYPE OF HOME PROPOSED:

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

NOTES: NEW RESIDENCE

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 R4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES NO
Maximum Height of Structure(s) 35 Parking Requirement 2
Voting District E Driveway Location Approval _____ Special Conditions PAID
(Engineer's Initials) DEC 04 2008

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 10/14/08
Planning Approval [Signature] Date 10/14/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL0MSD

Utility Accounting [Signature] Date 12/14/08

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)

290 MAHANST
 2943-301-39-004
 FRONT - 20
 SIDE - 7
 REAR - 25

ELEVATION:
 MIN -
 MAX -

ACCEPTED 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.

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MAHAN MANOR

Kobby Subdivision	
FLING	1
BLOCK	4
LOT NUMBER	4
LOT SIZE	8,614 sq. ft.
LIVING AREA	2768.82 sq. ft.
GARAGE	588.49 sq. ft.
TOTAL AREA	3423.41 sq. ft.

Advanced Drafting Technicians LLC
 Drafting and Design
 1000 Andrews Mill Road, Ste. 200
 Grand Junction, CO 81501
 Phone (970) 868-8888 Fax (970) 868-8883

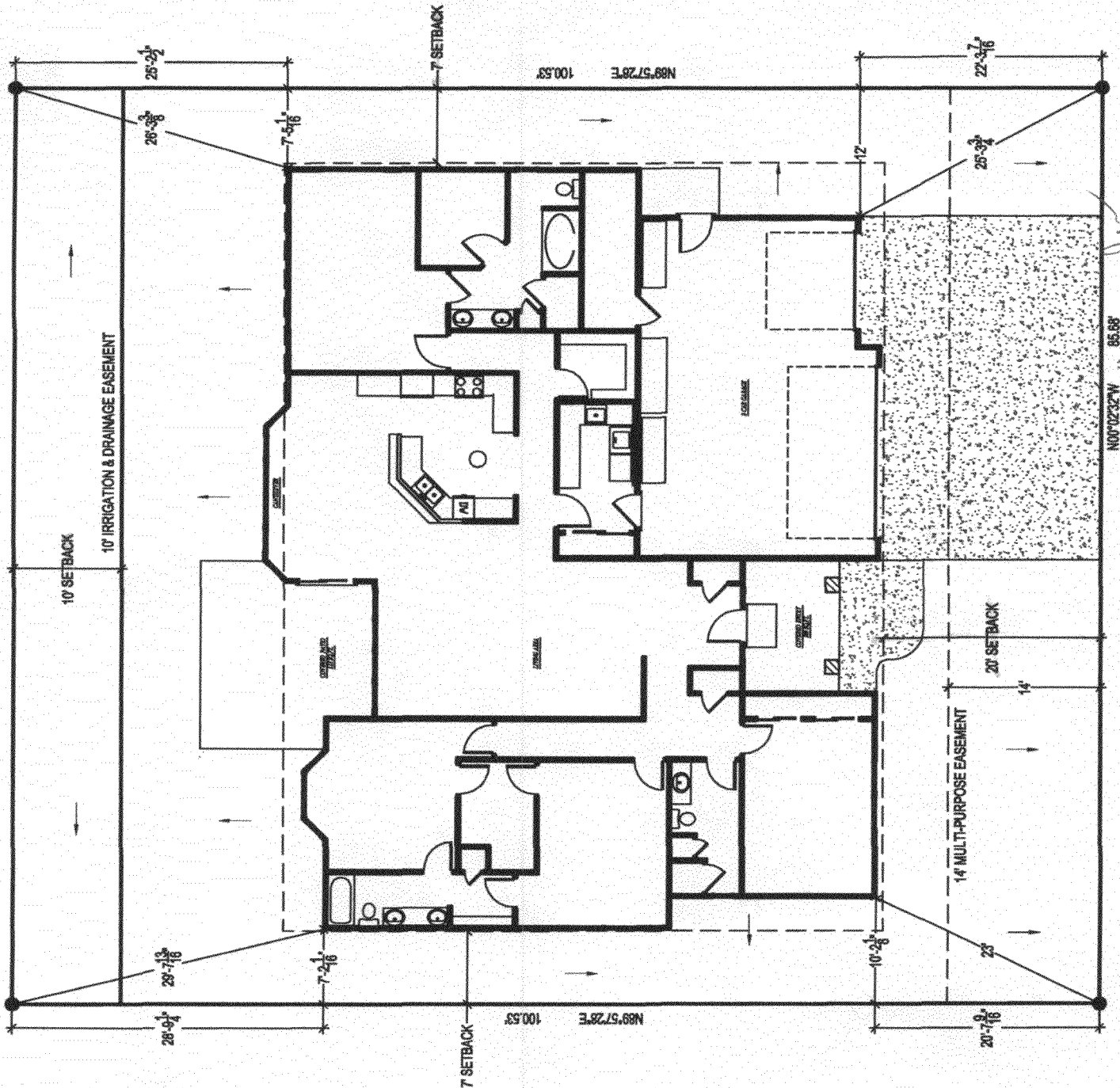
Jagedorn Residence
 R & M Homes
 Grand Junction, CO

Revisions

1	
2	
3	
4	
5	

Drawn by: ADT
 Date: 10/13/08
 Scale: 6/9/08
 NTS
 Site

C1



MAHAN
 28' dimension
 10/14/08