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TCP \$	—
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12556-0
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO.

Building Address 316 27 3/8 Rd No. of Existing Bldgs 2 No. Proposed
 Parcel No. 2945-243-27002 Sq. Ft. of Existing Bldgs 1166 Sq. Ft. Proposed 196
 Subdivision D and S and S Subdivision Sq. Ft. of Lot / Parcel 9931.68
 Filing N/A Block A/A Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1362
 Height of Proposed Structure 9 ft

OWNER INFORMATION:

Name ~~Sue~~ Dave & Susan Cypher
 Address 316 27 3/8 Rd
 City / State / Zip Grand Jct, CO 81503

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

APPLICANT INFORMATION:

Name Susan Cypher
 Address 316 27 3/8 Rd
 City / State / Zip Grand Jct CO 81503
 Telephone (970) 623-9103

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

NOTES: Remodel existing garage to music studio and adding a shed

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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u> </u> NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Floodplain Certificate Required: YES <u> </u> NO <u>X</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>N/A</u>
Voting District <u>E</u> Driveway Location Approval <u>N/A</u> (Engineer's Initials)	Special Conditions <u>10' Ut. @ Sprop Line</u>

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 Susan M. Cypher Date 11/24/2009
 Planning Approval Spete F. Costello Date 11/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Remodel only</u>
Utility Accounting <u>Done</u>	Date	<u>11-24-09</u>	

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 Master Map ©



ACCEPTED SLE 11/24/09
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.

