

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

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

BLDG PERMIT NO. _____

Building Address 194 CLOVERDALE DR No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-022-03-002 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 1200
 Subdivision Glen Caro Sq. Ft. of Lot / Parcel .964 ACRES
 Filing _____ Block _____ Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 10 FT WALLS

OWNER INFORMATION:

Name JEFFREY MEYER
 Address 194 CLOVERDALE DR
 City / State / Zip 65 CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Other (please specify): STORAGE BUILDING 30x40

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 970-263 4267

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

NOTES: PAL
MAR 10 2009
RB

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-1</u>	Maximum coverage of lot by structures <u>20%</u>		
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>15'/3'</u> from PL Rear <u>30'/10'</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

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 Jeffrey Meyer Date 3/10/09
 Planning Approval Gayleen Henderson Date 3-10-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SEWER CHARGE</u>
Utility Accounting <u>Caro</u>	Date <u>3/10/09</u>		

City of Grand Junction GIS Zoning Map ©



3-10-09
Gayleen Henderson

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