

FEE \$ <u>5.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

NO Acceptance City

Building Address 2758 ~~Hammer~~ C Road

Parcel No. 2945-244-00-152

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 2

Sq. Ft. of Existing Bldgs 964 + 560 + 480 = 2004 Sq. Ft. Proposed 1444

Sq. Ft. of Lot / Parcel APPROX 1.9 ACRES

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name David Eddy

Address 308 Mayken way

City / State / Zip G.S. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name Same as above

Address _____

City / State / Zip _____

Telephone 970-210-5560

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: tearing existing under block

garage down

NOTE: GIS down at time of permitting

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 R8 Maximum coverage of lot by structures 70

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) 35 Parking Requirement 2

Voting District _____ 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 David M Eddy Date 4-9-09

Planning Approval C McKee Date 4/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>CMSD / NO Acceptance City</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/9/09</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)