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

BLDG PERMIT NO. _____

Ref # 34 Sd-0

Building Address 655 Crossing
 Parcel No. 2945-032-82-011
 Subdivision GARRETT EST
 Filing _____ Block 2 Lot 11

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs 2046 ^{+672 driveway} Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 6316
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2046 + 672 (driveway) = 2718
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Jeff & Hannelore Peacock
 Address 655 Crossing St
 City / State / Zip Cor. Jct. Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): putting roof on existing PATIO 16x20

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip Same
 Telephone _____

***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 PLANNING STAFF

ZONE R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District B 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).

X Applicant Signature Hannelore Peacock Date 5-1-09
 Planning Approval A Miller Date 5/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting	Date <u>5-1-09</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)

655 Crossing St

14' multi purpose easement

25'8"

88

TED
ANGE OF SETBACKS MUST BE
BY THE CITY PLANNING DIVISION.
PLICANT'S RESPONSIBILITY TO
ERLY LOCATE AND IDENTIFY
MENTS AND PROPERTY LINES.

Existing House

2x12 nail to Existing roof

2x6 Rafter

71'

4x10 Rough Sawn Fur

6x6 Post

Trusses

6'8"

1'6"

1' min

5' irrigation easement

