

| |
|--------------------|
| FEE \$ <u>10 -</u> |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. _____

#14665

Building Address 425 W Mayfield Dr No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2945-164-08-010 Sq. Ft. of Existing Bldgs ~~1446~~ 2168 Sq. Ft. Proposed 108
 Subdivision Mays Sub Sq. Ft. of Lot / Parcel 12806
 Filing _____ Block 1 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2276
 Height of Proposed Structure 8

OWNER INFORMATION:

Name Kathy Baltzov
 Address 4411 W. Green Ln
Box
 City / State / Zip Kuna, Idaho
83634

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 9x12 shed

APPLICANT INFORMATION:

Name CINDY YEAGER
 Address 425 W. MAYFIELD DR.
 City / State / Zip G.J. CO 81507
 Telephone 970-264-7352

***TYPE OF HOME PROPOSED:**

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

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 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3 from PL Rear 5 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 Cynthia Yeager Date 7/20/09
 Planning Approval C. McKee Date 7/20/09

| | | | |
|--|--------------------|----|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>Shed</u> |
| Utility Accounting <u>Dollie Parker</u> | Date <u>7-20-9</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)

425 W Mayfield Dr



ACCEPTED
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.

33' to front property
front side property

2/2/09
shed

