FEE\$	10	
TCP\$		
SIF\$		

PLANNING CLEARANCE

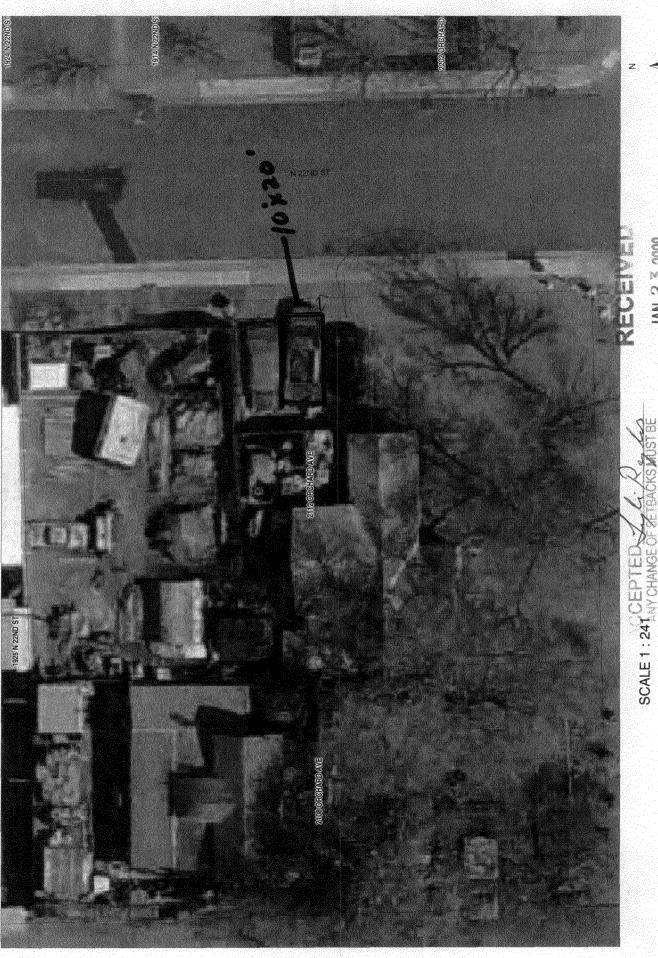
BI DG	PERMIT	NO.
	1 6 1 (1 4 1 1 1	140.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 2112 Oncitano	No. of Existing Bldgs No. Proposed
Parcel No. 2945 - 121 - 22 - 017	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision Del Rey Sub	Sq. Ft. of Lot / Parcel
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) Height of Proposed Structure
Name PAUL BIBEAU	DESCRIPTION OF WORK & INTENDED USE:
Address 2112 OncHANO	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip 6. T. Co 815d	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
NameSAME	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
AddressPAT	
City / State / Zip Telephone	NOTES:
Telephone	<i></i>
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all en property lines, ingress/egress to the property, driveway location	xisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMP	LETED BY PLANNING STAFF
ZONE	Maximum coverage of lot by structures
SETBACKS; Front 2025 from property, line (PL)	Permanent Foundation Required: YESNO
Side $\frac{5}{3}$ from PL Rear $\frac{25}{5}$ from PL	Floodplain Certificate Required: YES NO
Side 5 13 from PL Rear 45 15 from PL Maximum Height of Structure(s) 35	Floodplain Certificate Required: YES NO Parking Requirement
	Parking Requirement Special Conditions
Maximum Height of Structure(s) Driveway Voting District Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved,	Parking Requirement Special Conditions in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of
Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Delinereby acknowledge that I have read this application and the	Parking Requirement Special Conditions in writing, by the Public Works & Planning Department. The Intil a final inspection has been completed and a Certificate of Epartment. information is correct; I agree to comply with any and all codes, a project. I understand that failure to comply shall result in legal
Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Delinereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the	Parking Requirement Special Conditions in writing, by the Public Works & Planning Department. The Intil a final inspection has been completed and a Certificate of Epartment. information is correct; I agree to comply with any and all codes, a project. I understand that failure to comply shall result in legal
Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied a Occupancy has been issued, if applicable, by the Building Delinereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not	Parking Requirement
Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature	Parking Requirement

City of Grand Junction GIS Zoning Map ©



COMMUNITY DEVELOPMENT DEPT.

28 FEF



Friday, January 23, 2009 4:03 PM