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

BLDG PERMIT NO. 13018-0

Building Address 2761 Cheyenne Dr.
 Parcel No. 2945-244-00187
 Subdivision N/A
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1277 Sq. Ft. Proposed 246
 Sq. Ft. of Lot / Parcel 41,382
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1523 .3%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Edward Mayers
 Address 2761 Cheyenne Dr.
 City / State / CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 13'6" x 18' Family Rm

APPLICANT INFORMATION:

Name Edward Mayers
 Address 2761 Cheyenne Dr.
 City / State / CO
 Telephone 773-0200 James

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

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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	<u>R-5</u>	Maximum coverage of lot by structures	<u>60%</u>
SETBACKS: Front	<u>20</u> from property line (PL)	Permanent Foundation Required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side	<u>5</u> from PL	Rear	<u>25</u> from PL
Maximum Height of Structure(s)	<u>40</u>	Floodplain Certificate Required:	YES <input type="checkbox"/> NO <input type="checkbox"/>
Voting District	_____	Parking Requirement	_____
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 James Mayers Date 8-19-10
 Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer tap</u>
Utility Accounting	<u>Done</u>	Date	<u>8/19/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

