

FEE \$	10.00
TCP \$	0
SIF \$	0

12504-2 PLANNING CLEARANCE

BLDG PERMIT NO.

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

Building Address 2795 CHEYENNE DR.
 Parcel No. 2945-244-07-014
 Subdivision RESERVATION
 Filing _____ Block 2 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1628 Sq. Ft. Proposed 200192
 Sq. Ft. of Lot / Parcel 10,846
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,060 + 200 = 2260
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name RICK LUCAS
 Address 2795 CHEYENNE DR. GJ
 City / State / Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): DETACHED STORAGE SHED

APPLICANT INFORMATION:

Name OWNER
 Address _____
 City / State / _____
 Telephone 970.487.3892

***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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____		
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.

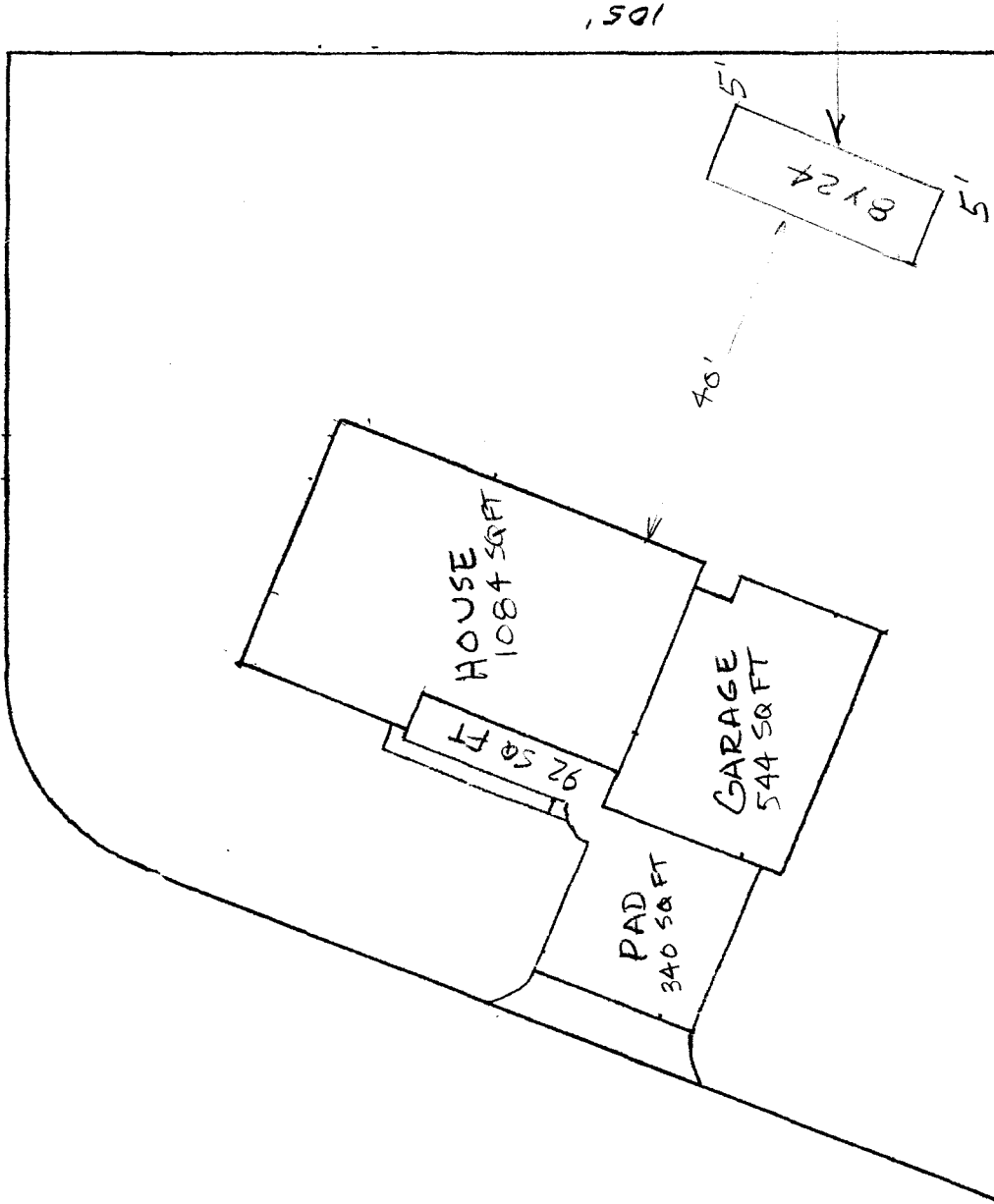
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Rick Lucas Date 5-14-10
 Planning Approval Gayle Haden Date 5-14-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed only</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-14-10</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)

2795 CHEYENNE DRIVE



5-14-10
Daylen Anderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THIS IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

PROPOSED SHED
8x24'
5' SETBACKS