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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 11453-0

Building Address 2469 Cimarron Dr
 Parcel No. 2701-334-17-003
 Subdivision North Valley
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed Ø
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name James Smyth
 Address 2469 Cimarron Dr
 City / State / GT, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 15' x 30' Pergola

APPLICANT INFORMATION:

Name James Smyth
 Address _____
 City / State / _____
 Telephone 970-201-2759

***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-5</u> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>5'</u> from PL Rear <u>25'</u> from PL | Floodplain Certificate Required: YES _____ NO _____ |
| 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.

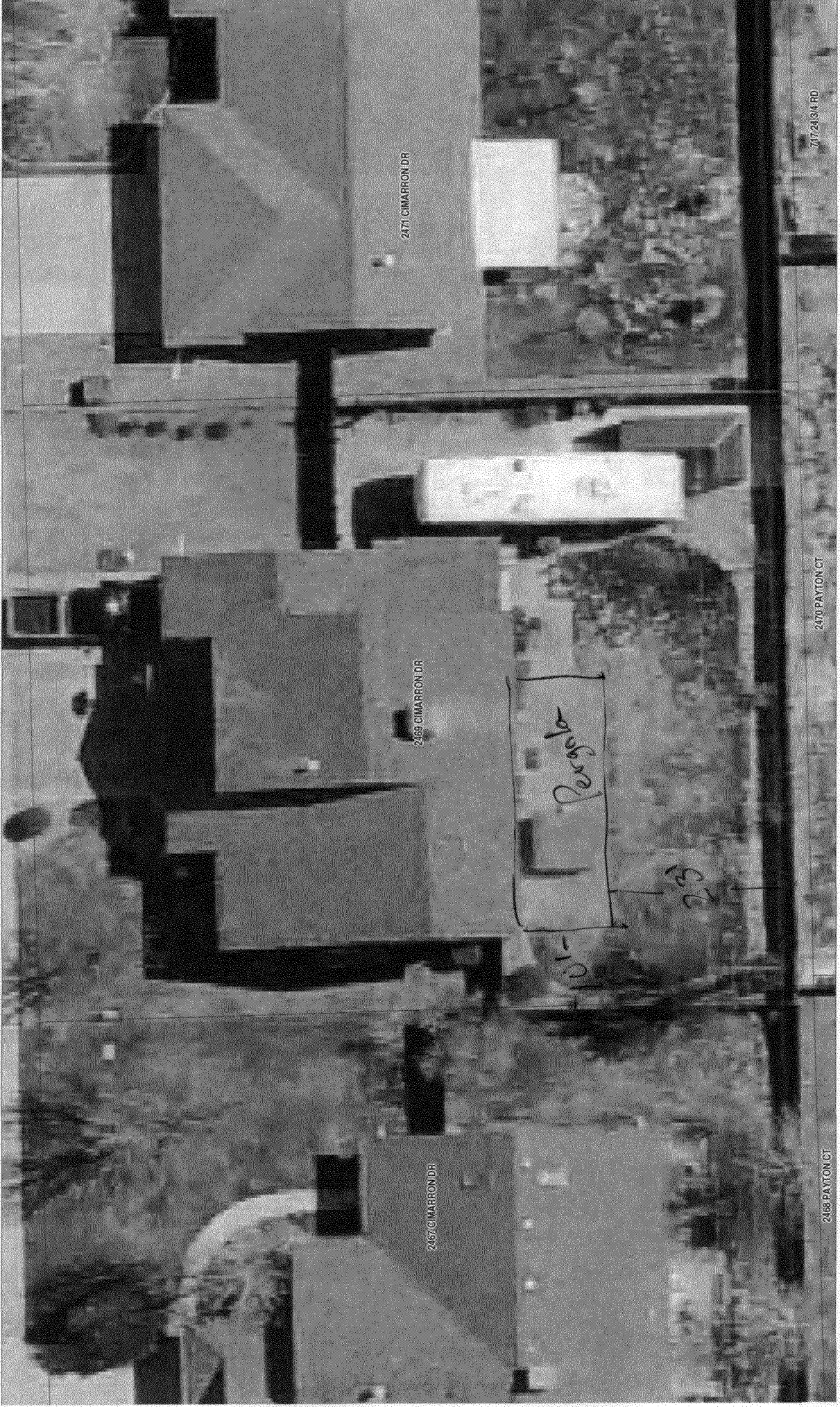
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature James Smyth Date 6/21/10
 Planning Approval Dayleen Anderson Date 6-21-10

| | | | |
|--|-----------|--|---------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no sewer / water</u> |
| Utility Accounting | <u>OK</u> | | Date <u>6/21/10</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)

City of Grand Junction GIS Zoning Map ©



2467 CIMARRON DR
2488 PAYTON CT
2499 CIMARRON DR
2471 CIMARRON DR
24TH ST

2467 CIMARRON DR

2488 PAYTON CT

2499 CIMARRON DR

2471 CIMARRON DR

24TH ST

6-21-10

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 RECORD THEM.

Gaylen Holden 6-21-10

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