

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75396



Your Bridge to a Better Community

BLDG ADDRESS 1911 G Rd
SE CORNER 2 1/2 16
 TAX SCHEDULE NO. 2945-011-46-029
 SUBDIVISION Ptarmigan
 FILING _____ BLK _____ LOT # 1
 (1) OWNER Thomas E. Benson
 (1) ADDRESS 2573 Ranch Ct.
 (1) TELEPHONE 241-6240
 (2) APPLICANT same
 (2) ADDRESS same
 (2) TELEPHONE same

SQ. FT. OF PROPOSED BLDGS/ADDITION 2,200
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2,200
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE OWNER OCCUPIED
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

PAID
 MAY 28 2000

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
 SETBACKS: Front 40' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL
 Maximum Height 32'

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 10 TRAFFIC 21 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Thomas E. Benson Date 5, 26, 2000
 Department Approval Santa J. Costello Date 5/30/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13131</u>
Utility Accounting	<u>A. Bensley</u>	Date	<u>5/30/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

G Road N

North Property line

20' utility easement

25' MAX

40' envelope

16'

Driveway

61'

Iron Baron 241-6240
S.E. corner 27 1/2' x 8'

100' MIN.

pool

Parking east property line

Garage

22' ingress egress in driveway utility easement

27 1/2' Road

20' utility easement

40' envelope

125'

Diminished
Pool 5'-30"
Driveway 1'-00"

ACCEPTED SUC 5/30/00
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

House

67'

12'

10' patio

44'

West property line

South Property line

20' Irrigation easement

G Road N

North Property line

20' utility easement

25' MAX

16'

Driveway

61'

Tom Blason 241-6240
S.E. corner 2 1/2 + B

100' MIN.

Pool

Parking

22' ingress egress in driveway & utility easement

REVISED
ACCEPTED SLC 8/15/00
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Garage

House

ACCEPTED SLC 5/30/00
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

10' patio

44'

32'

ACI

20' utility easement

40' overlap

125'

Divide OK 00/01
Dennis 00/01
Paul 5-30-00

37' property line

RPOLL 2/1/1