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BLDG PERMIT NO.	79599
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 222 WILLOW BROOK RD. TAX SCHEDULE NO. 2945-023-04-001

SUBDIVISION WILLOW BROOK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 390 SF

FILING \_\_\_\_\_ BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER LENORA JAYNE BAILEY NO. OF DWELLING UNITS \_\_\_\_\_

(1) ADDRESS 222 WILLOW BROOK ROAD BEFORE: 1 AFTER: 1 THIS CONSTRUCTION \_\_\_\_\_

(1) TELEPHONE 970 243-7012 NO. OF BLDGS ON PARCEL \_\_\_\_\_

(2) APPLICANT J. DYER CONST. INC. USE OF EXISTING BLDGS SINGLE FAMILY DWELLING BEFORE: 1 AFTER: 1 THIS CONSTRUCTION \_\_\_\_\_

(2) ADDRESS 2335 INTERSTATE AVE. DESCRIPTION OF WORK AND INTENDED USE: GARAGE

(2) TELEPHONE (970) 245-8610 ADDITION / GARAGE REMODEL

PAID  
 APR 25 2001  
 TB

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 35'

CENS.T. 10 T.ZONE 19 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Jon A. Dyer Date 4/25/01

Department Approval [Signature] Date 4/25/01

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 4/25/01

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)

21.41'

20' UTILITY & IRRIGATION EAS.

101.49' ACCEP. 4/25/01

*Alshi Dragon* 4/25/01

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.

5' UTILITY EASEMENT

5' IRRIGATION EASEMENT

20'-8"

35'-0"

9'-0"

EXIST. CLEAN OUT.

EXIST. ONE STORY HS.

7'-0"

152.85'

26'-0" NBL

3'-12" NBL

3'-12"

REMOVE & CAP OFF ANY LAWN SPRINKLERS TO ACCOMMODATE NEW SLAB. FLOOR

40'

3'-6" PLANTING. EXIST. 24'

REMOVE EXIST. TREES FOR NEW CONC. DRIVE

DRIVE OK APR 4/25/01

NEW DRIVE: 10'-0" X 40'

EXIST. SEWER

95.60'

5' IRRIGATION EAS.

WILLOW BROOK ROAD

clearly identify concrete placement, width & offset,

SITE PLAN

