

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 84005

*AL*



Your Bridge to a Better Community

BLDG ADDRESS 2896 Bonito Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1550 #

TAX SCHEDULE NO. 2943-064-37-002 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Indian Wash II TOTAL SQ. FT. OF EXISTING & PROPOSED 1550 #

FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Tyler Construction NO. OF BUILDINGS ON PARCEL  
of Western Co., INC. Before: 0 After: 1 this Construction

(1) ADDRESS 1616 CORTELAND CT. USE OF EXISTING BUILDINGS residential  
Grand Jet., CO 81506

(1) TELEPHONE 241-2983 DESCRIPTION OF WORK & INTENDED USE new home

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 Maximum coverage of lot by structures 35%

SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 22 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 Tyler P. Price Date 4/10/02  
Tyler P. Price Pres.  
 Department Approval Al Dwyer Date 4-24-02  
Al Dwyer Dir.

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14791</u>
Utility Accounting	<u>J. Sheper</u>		Date <u>4/24/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

5' landscape and irrigation easement

75'

25'6"

34'8"

4-24-02 *Gayle Henderson*

**ACCEPTED**  
**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**

54'

16'

covered patio

22'

16'

MASTER BDRM

DINING

KITCHEN

BEDROOM

WINDOW SEAT

8'9"

BATH

5'6"

28'

10'

100'8"

11'

46'

MASTER BATH

5'8"

LAUNDRY

5'8"

LIVING

19'

BEDROOM

2'3"

4'4"

4'4"

4'4"

15'

11'6"

domestic hot water and hot water to power hot water boiler

GARAGE

ceramic tile entry 4' x 4'

covered entry

beam

LIVING AREA  
1609 sq ft

38'

20'

WALK

10'

19'

30'

driveway 2 car

20'

14'

14' multi-purpose easement

*DRIVE OK  
DAD  
4/11/02*

BONITO AVENUE