

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 3080 D 1/2 Rd G.S. SQ. FT. OF PROPOSED BLDGS/ADDITION 1260
 TAX SCHEDULE NO. 2943-161-00-217 (parent parcel) SQ. FT. OF EXISTING BLDGS 2400
 SUBDIVISION Iles TOTAL SQ. FT. OF EXISTING & PROPOSED 3060
 FILING _____ BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER John & Kathy Iles
 (1) ADDRESS 3080 D 1/2 Rd. USE OF EXISTING BUILDINGS Residence/garage
 (1) TELEPHONE 261 0417 DESCRIPTION OF WORK & INTENDED USE Metal Shop
 (2) APPLICANT Dave Coop TYPE OF HOME PROPOSED:
 (2) ADDRESS 476 Olsen drive G.S. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 434-8170 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 RmF5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' / 10' easement from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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).

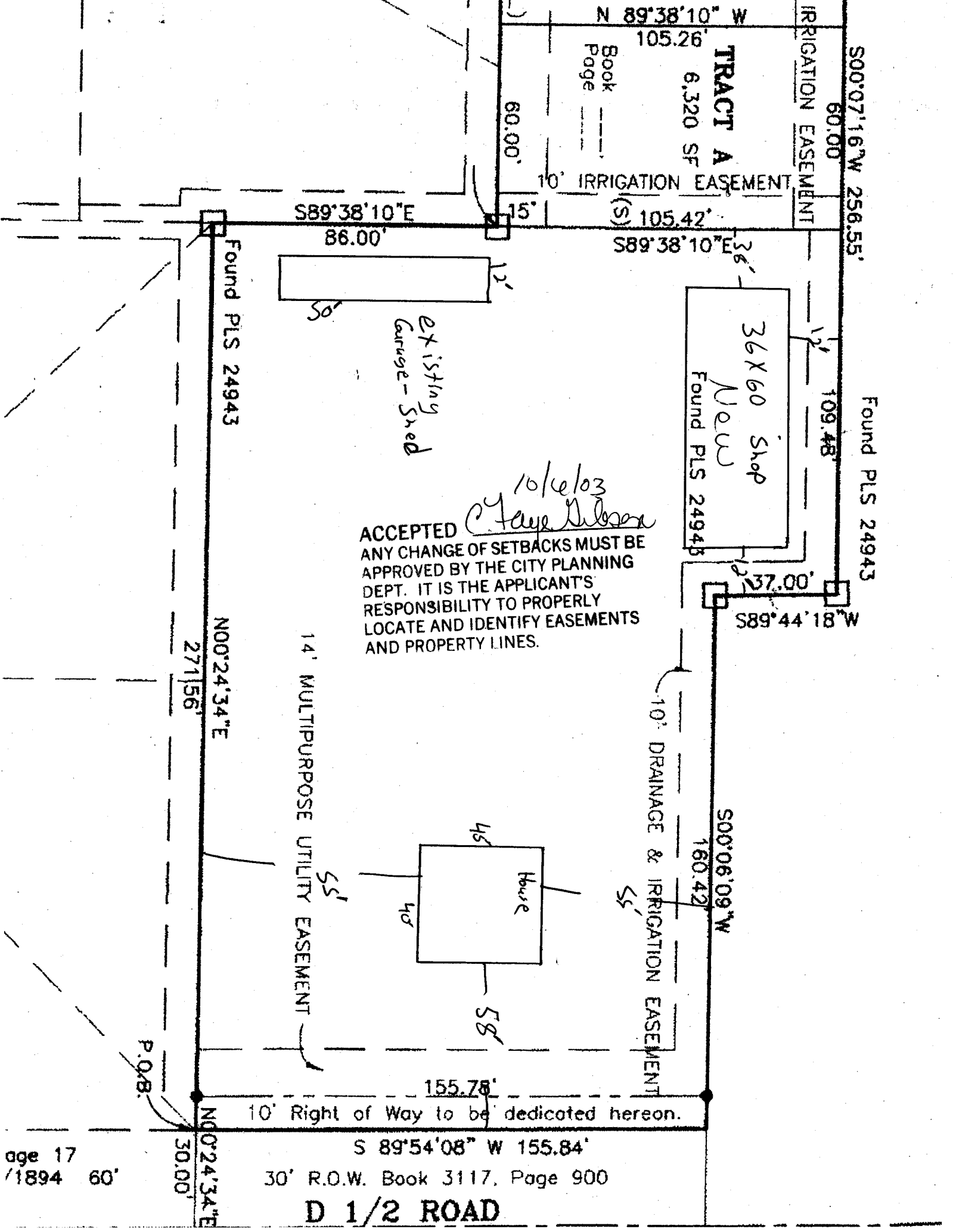
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/1/03
 Department Approval [Signature] Date 10/6/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>10/6/03</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)



10/6/03
C. Faye Wilson
 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.

page 17
 1894 60'

S 89°54'08" W 155.84'
 30' R.O.W. Book 3117, Page 900

D 1/2 ROAD

91691

S00°07'16"W 256.55'

IRRIGATION EASEMENT

60.00'

N 89°38'10" W
105.26'
6,320 SF
TRACT A
Book
Page

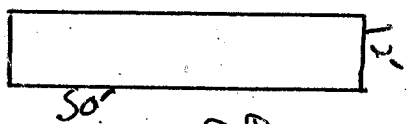
10' IRRIGATION EASEMENT

60.00'

S89°38'10"E
86.00'

(S) 105.42'
S89°38'10"E

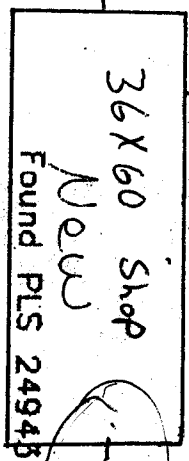
Found PLS 24943



Existing Shed
Garage - Shed

Revised 11/25/03
Taye Wilson
10/6/03
Taye Wilson

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36X60 Shop
New
Found PLS 24943

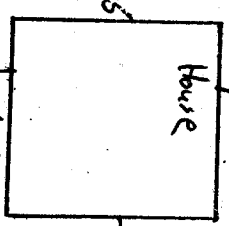
Found PLS 24943

S89°44'18"W
109.48'

10'4" OFE

14' MULTIPURPOSE UTILITY EASEMENT

10' DRAINAGE & IRRIGATION EASEMENT



House

S00°06'09"W
160.42'

N00°24'34"E
271.56'

271.56'

P.O.B.

N00°24'34"E
30.00'

10' Right of Way to be dedicated hereon.

S 89°54'08" W 155.84'

30' R.O.W. Book 3117, Page 900

D 1/2 ROAD

3-2-04
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Taye Wilson