

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 13757-8228 (Septic)
692 26 Rd.

No. of Existing Bldgs 5

No. Proposed ONE

Parcel No. 2945 002 00 044

Sq. Ft. of Existing Bldgs _____

Sq. Ft. Proposed 1100

Subdivision _____

Sq. Ft. of Lot / Parcel 2+ ACS

Filing _____

Block _____

Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3400

OWNER INFORMATION:

Name SUZAN WILLIAMS

Address 692 26 Rd.

City / State / Zip G.J., CO., 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name G.D. BUILDERS

Address 3183 B ERD.

City / State / Zip G.J., CO., 81503

Telephone 261 4275

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Second Kitchen can't have a stove.</u>
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 11/8/04

Department Approval [Signature] Date 11/8/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u>[Signature]</u>	Date <u>11/8/04</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FD. RYDEN
W.C. 15' EAST
RR

EAST 261.00

GUY WIRE

26 RD.

39.5'

42.0'

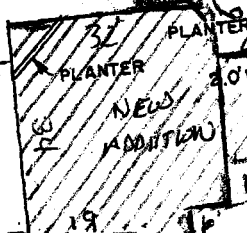
24.0'

Out building

19.0'

24.0'

15.0'



2.0' WALK

42.0'

PLANTER

150.0'

5.0'

15.0'

19.0'

19.0'

Gravel Drive

P.O.B. Gate

39.0'

99.0'

Pump house

ACCEPTED *Alisa Moore 7/23/04*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BRIDGE

GRAND

NE BANK CANAL

VALLEY

CANAL

Out building

ACCEPTED *Alisa Moore 11/8/02*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND

Found # 5 Rebar as shown L.S. 9331

Set # 5 Rebar

Mesa County Survey Monument

1" = 30' SCALE