

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

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

BLDG PERMIT NO. \_\_\_\_\_



78003-44103

BLDG ADDRESS 2755 G. Rd SQ. FT. OF PROPOSED BLDGS/ADDITION Detached Garage 1200 sq ft  
Finish Basement 2716 sq ft

TAX SCHEDULE NO. 2945-011-46-035 SQ. FT. OF EXISTING BLDGS 2716 Finished Upstairs

SUBDIVISION Ptarmigan Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 5432 + 1200 Garage

FILING \_\_\_\_\_ BLK 3 LOT 1 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER Dave Buchman NO. OF BUILDINGS ON PARCEL  
Same as Below Before: 1 After: 2 this Construction

(1) ADDRESS 2755 G Rd USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE Dale Wright Resident DESCRIPTION OF WORK & INTENDED USE Finish Basement  
Build Detached Garage

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

(2) ADDRESS 912 24th Rd, G5. 71505

(2) TELEPHONE 970 260-4417

**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 RD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 40' brd from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' East - 12' Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Basement will have wet bar, small sink, dishwasher only

NO Kitchen in Basement. CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Dale A. Wright Date 1-19-04

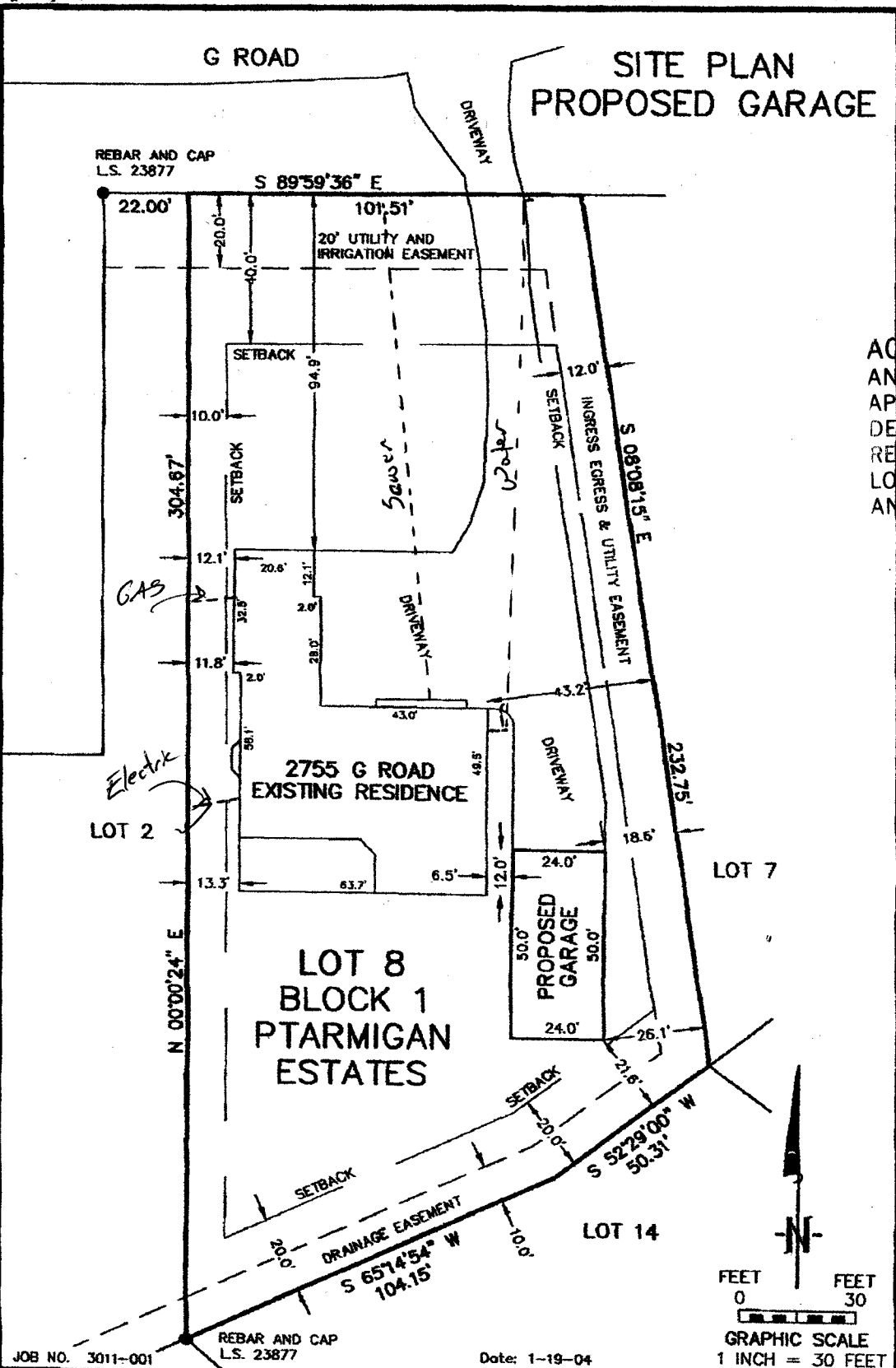
Department Approval C. Fay Hall Date 1/19/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Change</u>
Utility Accounting	<u>Off Case</u>	Date	<u>1-19-04</u>

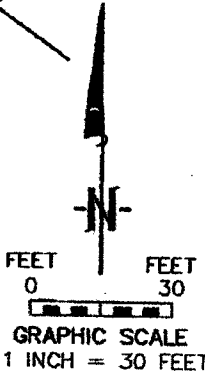
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

# SITE PLAN PROPOSED GARAGE



1/19/04  
*C. Faye Hall*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.



JOB NO. 3011-001

REBAR AND CAP  
L.S. 23877

Date: 1-19-04

**Jonathan M. Kobylarz, P.L.S.**  
 CONSULTING LAND SURVEYOR  
 P.O. BOX 40093, GRAND JUNCTION, CO 81504 (970) 434-3109

**SITE PLAN - PROPOSED GARAGE**  
 LOT 8, BLK 1, PTARMIGAN ESTATES  
 GRAND JUNCTION, COLORADO