

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

2716 Herd 10700

Building Address 2716 Herd

No. of Existing Bldgs 0 No. Proposed 0

Parcel No. 2701-253-06-004

Sq. Ft. of Existing Bldgs 3600 Sq. Ft. Proposed 0

Subdivision NORTH POINT

Sq. Ft. of Lot / Parcel 3.5 acre

Filing _____ Block 1 Lot 4

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

OWNER INFORMATION:

Name Robert Hughes

DESCRIPTION OF WORK & INTENDED USE:

Address 2716 Herd

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): driveway permit

City / State / Zip GS CO 81506

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name Robert Hughes

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): driveway

Address 2716 Herd

City / State / Zip GS CO 81506

NOTES: second access to Herd for a circle drive.

Telephone 243-3000

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 RSF-1

Maximum coverage of lot by structures 20%

SETBACKS: Front 20'/25' from property line (PL)

Permanent Foundation Required: YES NO

Side 15'/13' from PL Rear 30'/10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District _____ Driveway Location Approval ML
(Engineer's Initials)

Need 12" culvert at ditch line

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).

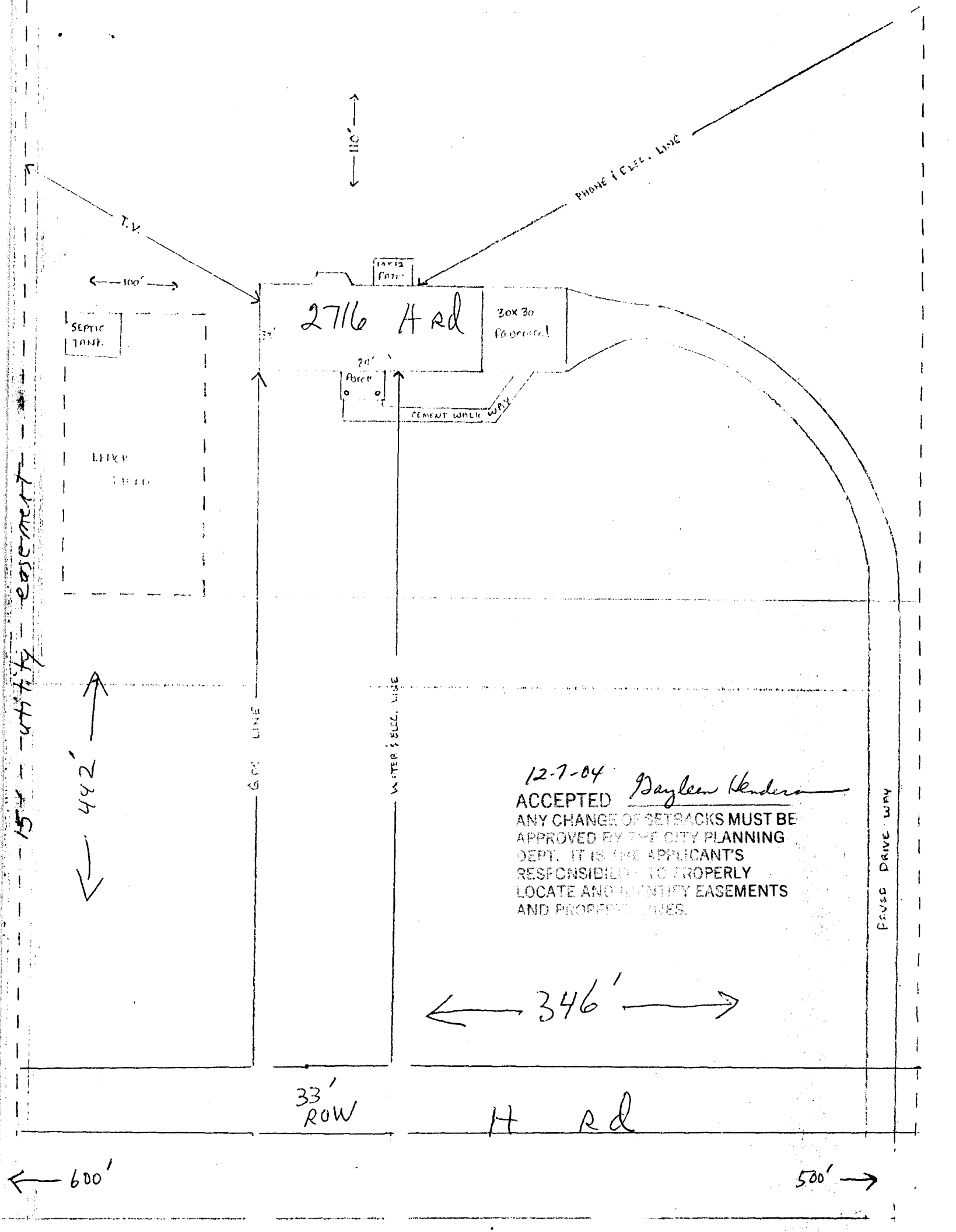
Applicant Signature RE ML Date 12/6/04

Department Approval Gayleen Henderson Date 12-7-04

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

Utility Accounting OK Date 12/7/04

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)



110'

PHONE & Elec. LINE

T.V.

100'

2716 H Rd

30x30 Porch

SEPTIC TANK

20' Porch

CEMENT WALK WAY

LEAKY TANK

15' utility easement

492'

GAS LINE

WATER & Elec. LINE

12-7-04
 ACCEPTED *Dayleen Sanders*
 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.

PAVED DRIVE WAY

346'

33' ROW

H Rd

600'

500'

City of Grand Junction GIS Zoning Map ©



2716 H Rd
2701-253-06-004

12-7-04
ACCEPTED *Gayle Henderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

