

FEE \$	10.00
TCP \$	1500.00
SIF \$	298.00

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

BLDG PERMIT NO. _____

(Handwritten mark)



Your Bridge to a Better Community

BLDG ADDRESS 2614 PARTRIDGE CRT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1563 = GARAGES
4382 = LIVING

TAX SCHEDULE NO. 2701-352-61-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION PARTRIDGE FARMS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 5 NO. OF DWELLING UNITS:

(1) OWNER JAMES & KATRIN FILUTZ Before: 0 After: 1 this Construction

(1) ADDRESS 671 ARTHUR CRT NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 243-6900 Before: 0 After: 1 this Construction

(2) APPLICANT _____ USE OF EXISTING BUILDINGS VACANT LAND

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE SINGLE FAM RES

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 PO Maximum coverage of lot by structures _____

SETBACKS: Front 60' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 25' from PL, Rear 35' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions All driveway notes

CENSUS B 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).

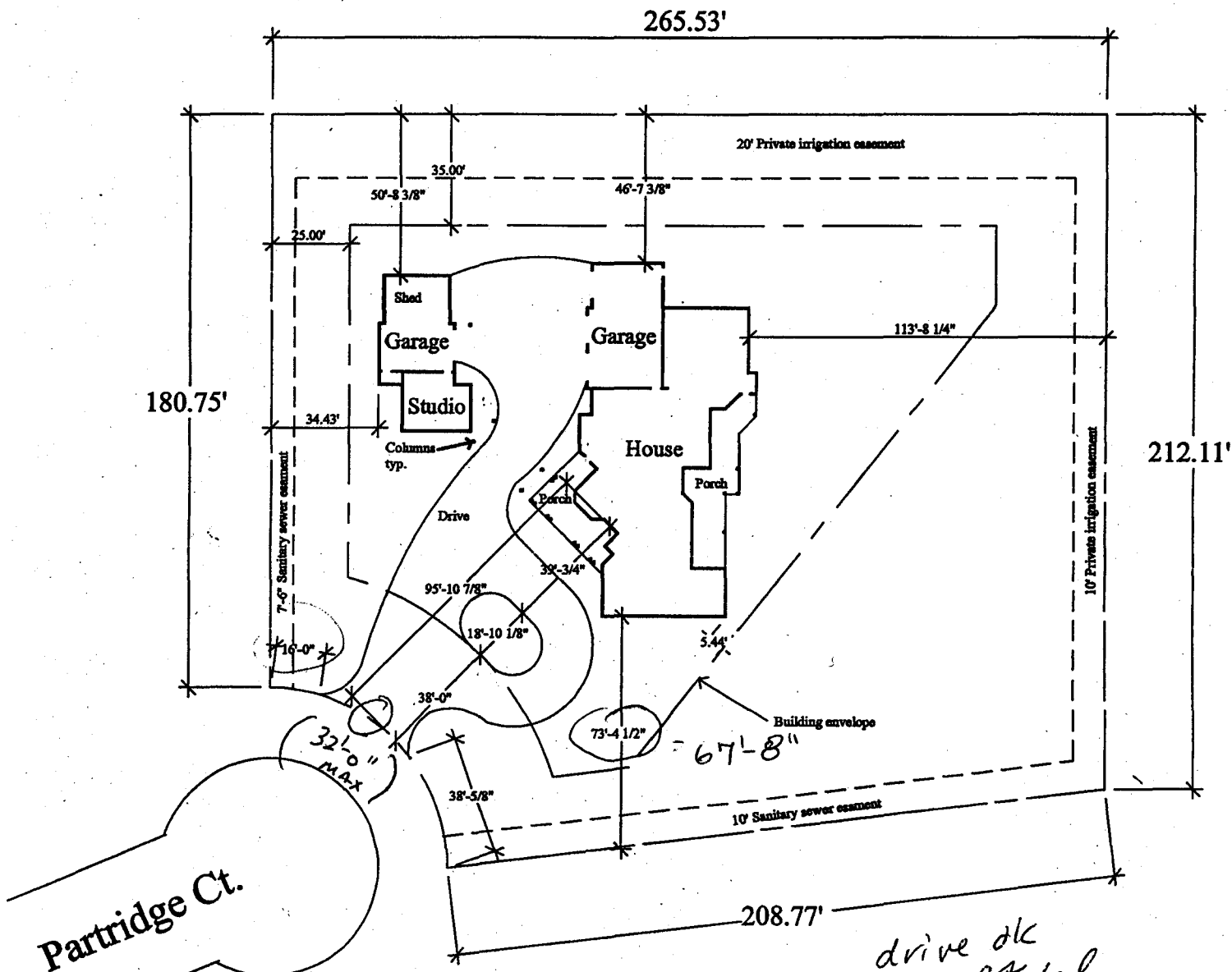
Applicant Signature [Signature] Date 9-27-04

Department Approval NA [Signature] Date 9/29/04

Additional water and/or sewer tap fee(s) are required:	YES <u>[initials]</u>	NO	W/O No. <u>17638</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/29/04</u>

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

ACCEPTED *Alshi Amgon* 9/29/04
 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. *Revised OK 10/21/04*



Partridge Ct.

James & Kathy Filutze
 2614 Partridge Ct.
 Grand Junction, CO 81506

drive ok as noted
 Scale: 1" = 50' *llc*
 9/29/04

- 12" culvert required at drive
- indicate driveway width

89'-0"
 54
 35