

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO. _____

Building Address 606 Rio Way
 Parcel No. ~~LOT 10~~ 2945-02401-012
 Subdivision Northern Hills 1st Add
 Filing _____ Block _____ Lot 10

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name GORDON J. HOGGE
 Address 606 Rio Way
 City / State / Zip GRAND JCT. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-243-0323

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Storage shed
12' X 14'

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
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).

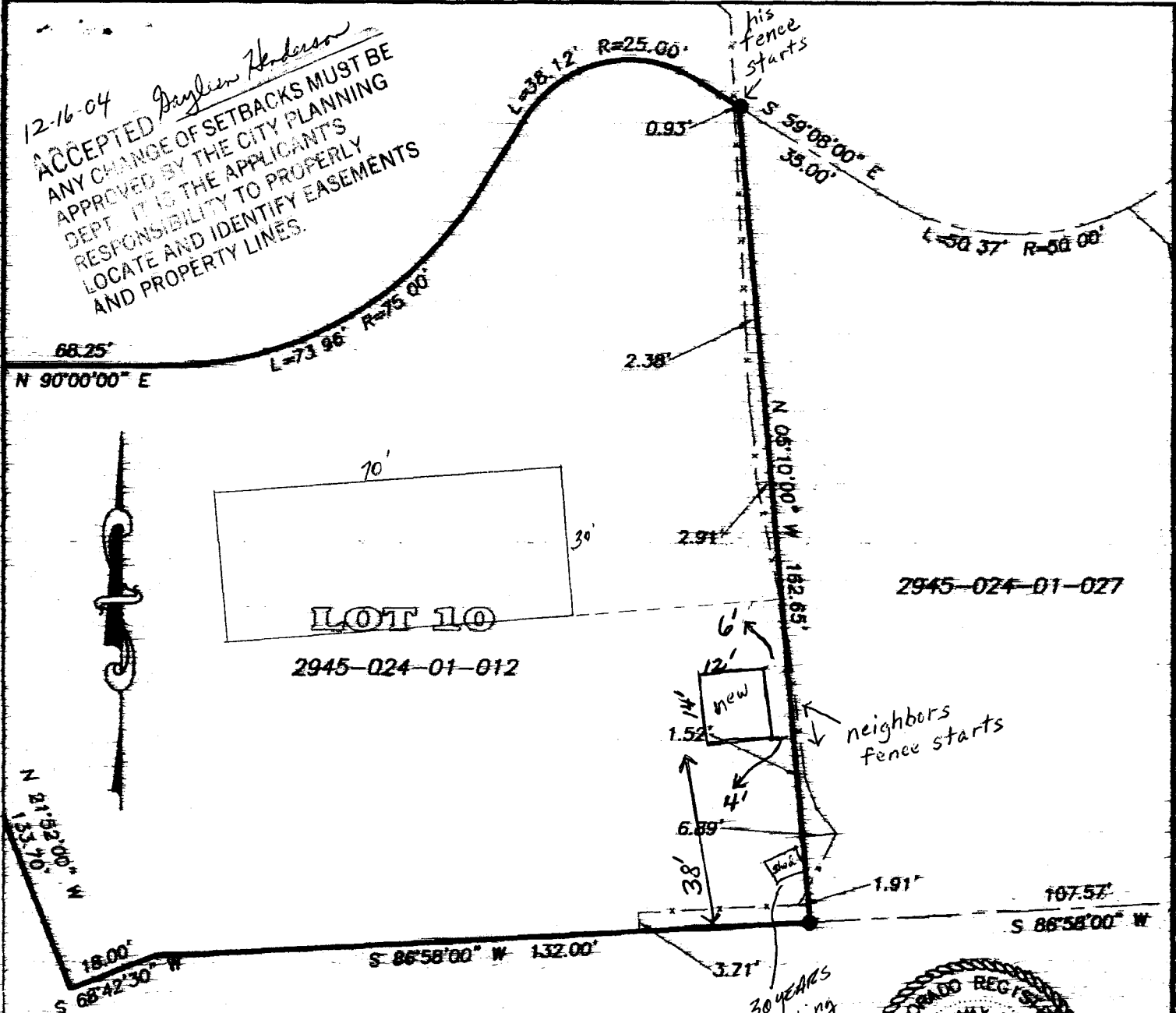
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gordon J. Hogge Date 12/16/04
 Department Approval Gaylin Henderson Date 12-16-04

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>12/16/04</u>
Utility Accounting <u>[Signature]</u>	Date <u>[Signature]</u>

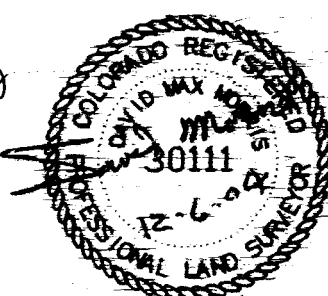
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-16-04 *Gayle Henderson*
 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.



LEGEND

- FOUND SURVEY MONUMENTS SET BY
- x - x - FENCELINE



EAST PROPERTY LINE LOCATE

606 RICO WAY, GRAND JUNCTION CO. 81506

FOR: **GORDON HOGGE**

SCALE: 1 IN = 30 FT

DATE: 12/03/2004

Surveying Western Colorado Since 1979

Q.E.D.
 SURVEY SYSTEMS, Inc
 1018 Colorado Ave
 Grand Junction, CO
 81501-3521
 (970) 241-2370
 Fax: 241-7025

SURVEYED BY: SB

DRAWN BY: RM

ACAD: D. Hogge Stake

SHEET NO.

FILE: 2004-334

38' 70' 48'