

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 656 26 1/2 RD
 Parcel No. 2945-021-06-011
 Subdivision Round Hill
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2913
 Sq. Ft. of Lot / Parcel 42,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3813
 Height of Proposed Structure 28'

OWNER INFORMATION:

Name JERRY, ANITA SHERTZ
 Address 563 SHOSHONE
 City / State / Zip G. D. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKELTON CONST INC
 Address P.O. Box 4247
 City / State / Zip G. D. CO 81502
 Telephone 245-9008

***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 RSE-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval [Signature]
 (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 10/11/05
 Department Approval [Signature] Date 10/11/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18497
 Utility Accounting [Signature] Date 10/19/05

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)

150

10' UTILITY AND IRRIGATION EASEMENT

34'

59'

51'

110

30'8"

CONCRETE

170'

GRAVEL

280'

10/11/05

C. Fay 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 EASEMENTS AND PROPERTY LINES.



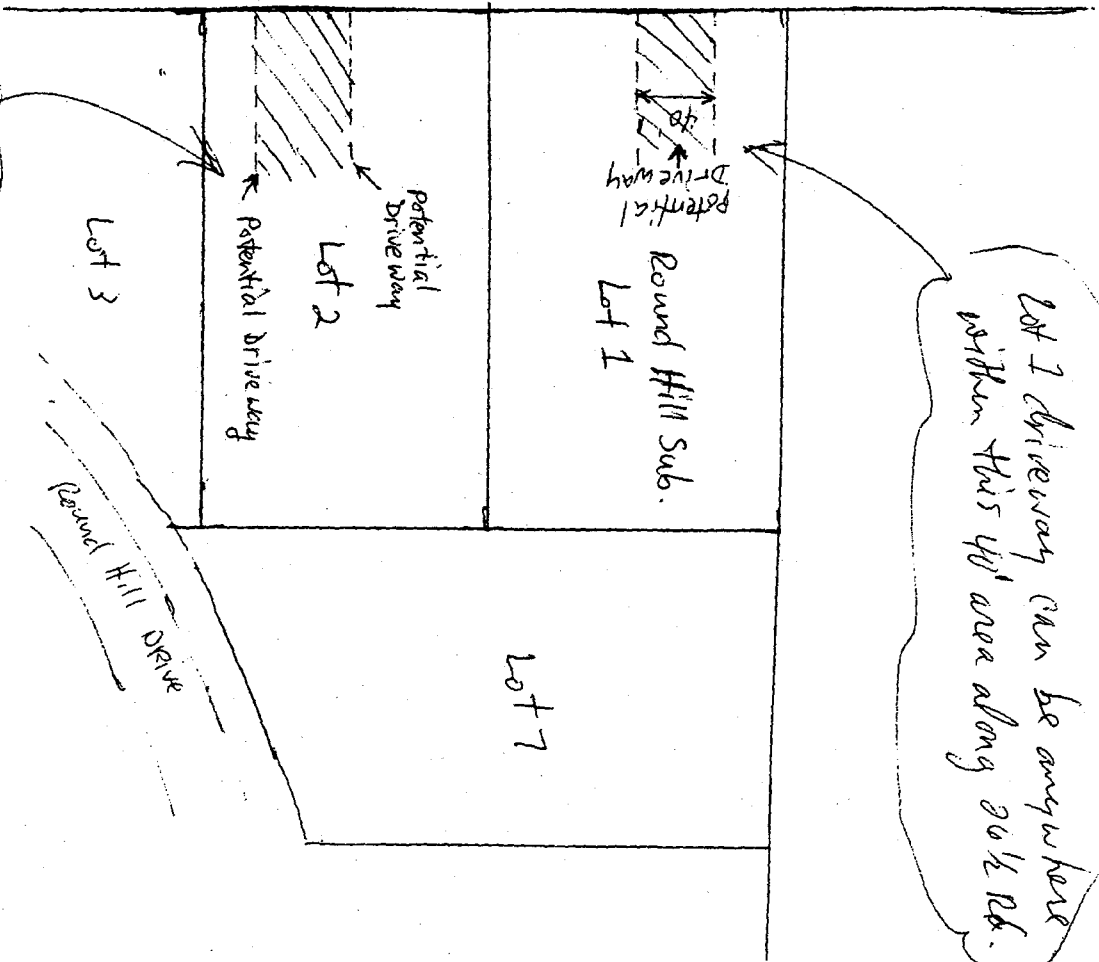
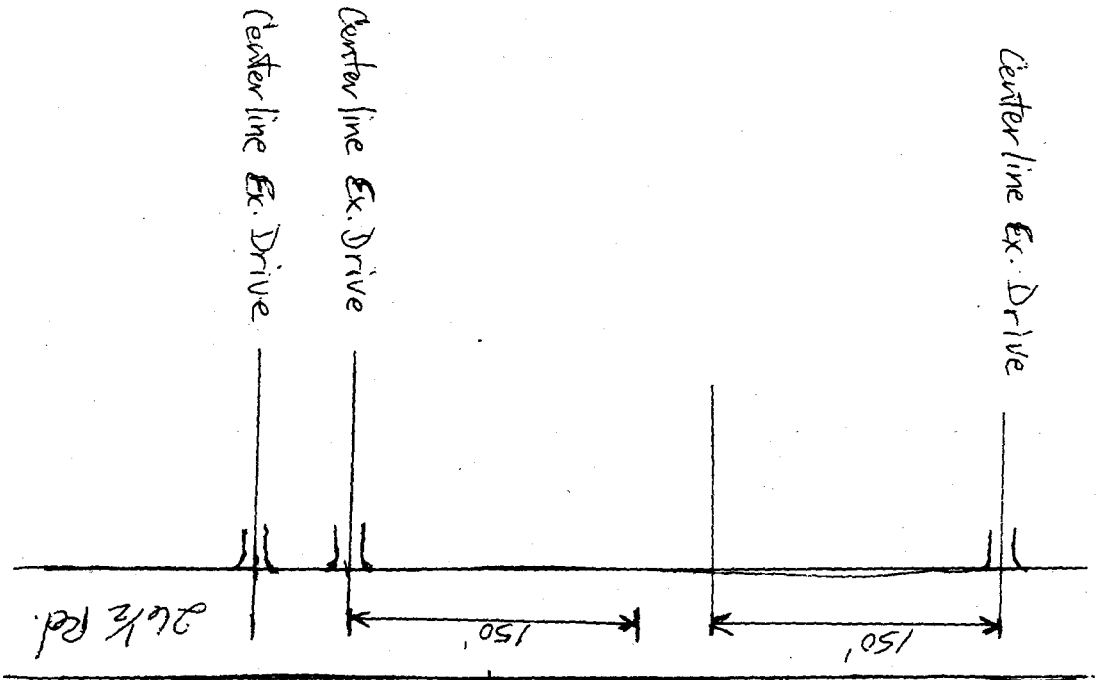
26 1/2 RD

116'4"

ALIGN DRIVE WITH DRIVEWAY ACROSS 26 1/2 RD. DRIVE OK PER ERIC HANN EF 10/11/05 SEE ATTACHED SHEET

* From: Eric Hahn, P.E. - Development Engineer
 City of Grand Junction - Public Works Dept.
 PH# 970-244-1443

Driveway Alignments - Lots 1 & 2
Round Hill Subdivision



Lot 1 driveway can be anywhere within this 40' area along 2 1/2 Rd.

Lot 2 driveway to be located so as to align w/ one or the other driveways across the street