

FEE \$ 10.00
 TCP \$
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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
 Community Development Department

Building Address 14565 9178
688 26 1/2 ROAD
 Parcel No. 2945-021-03-011
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 85
 Sq. Ft. of Lot / Parcel 1 ACNE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3285
 Height of Proposed Structure 12

OWNER INFORMATION:

Name ROSS BICKLEY
 Address 688 26 1/2 RD
 City / State / Zip GRAND JUNCTION, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): EXTENSION TO KITCHEN

APPLICANT INFORMATION:

Name ROSS BICKLEY
 Address 688 26 1/2 RD
 City / State / Zip GRAND JUNCTION, CO 80808
 Telephone (970) 261-3280

***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 RSF-2 Maximum coverage of lot by structures 30%
 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 _____ 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).

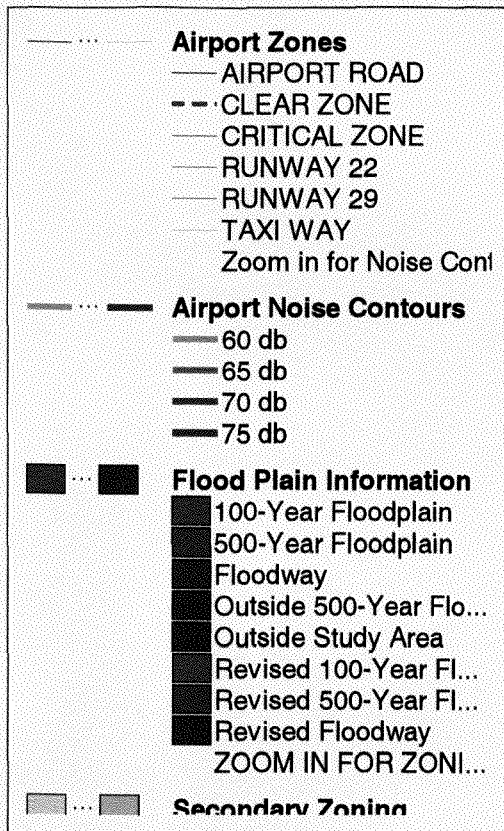
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/20/05
 Department Approval [Signature] Date 10/20/05

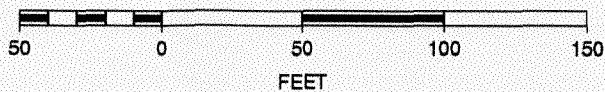
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no charge in fee
 Utility Accounting [Signature] Date 10/20/05

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)

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 795



ACCEPTED *Alise Wagner 10/20/05*
 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.

