

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

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

BLDG PERMIT NO. _____

70337-13024 (Active)

Building Address 2770 Cheyenne Dr
 Parcel No. 2945-244-00-173
 Subdivision Unplatted
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Sq. Ft. of Lot / Parcel 2.01 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2833 sq ft
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Scott Schultz
 Address 2874 Victoria Drive
 City / State / Zip GJ Colo 81503

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 241-4267 cell 640.6240

***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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions old house was demo;
this is new house.
 Voting District E 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).

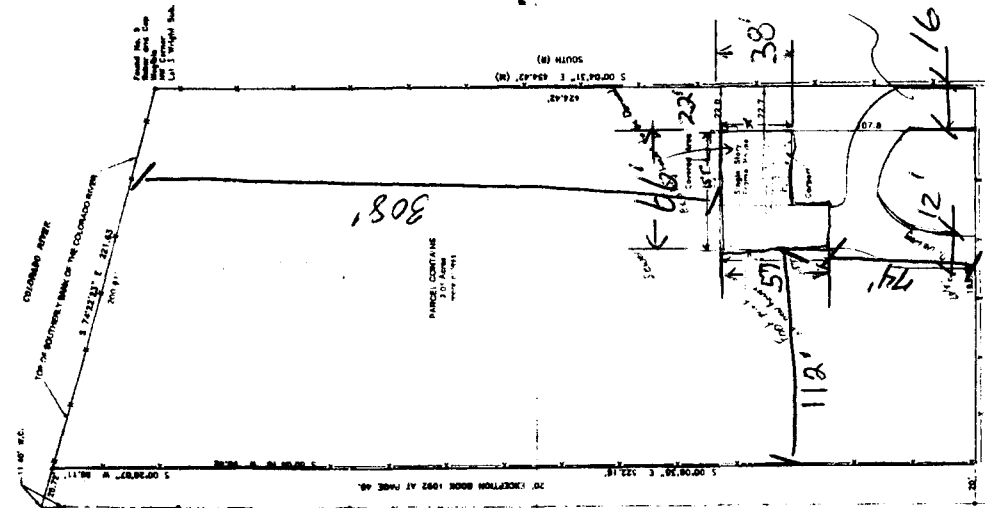
Applicant Signature Scott Schultz Date 5/16/05
 Department Approval Doreen Henderson Date 5-17-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	Date <u>5/17/05</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)

IMPROVEMENT SURVEY PLAT OF 2770 C 1/4 ROAD (Cheyenne)

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.



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drive
 CLK
 ULL
 6/30/04
 5-17-05

ACCEPTED FOR THE CITY PLANNING DEPARTMENT BY THE CITY PLANNING DEPARTMENT. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



LAND SURVEYOR
 STATE OF UTAH
 Robert A. Shanks
 License No. 12345

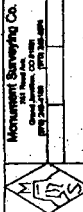


Scale 1"=30'

Corner of Lot 7
 Sec. 24 T15. N. R. 14. E.

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APPROVED SURVEY PLAT OF 2770 C 1/4 ROAD
Located in the SW 1/4 of Section 24,
Township 15 South, Range 14 West, Utah Meridian.
PREPARED BY: Robert A. Shanks
DATE: 6/30/04
SCALE: 1"=30'



Monument Surveying Co.
 101 West 100 South
 Salt Lake City, UT 84115

LEGEND
 - Set Mark, S. Robert A. Shanks, "Monument" P.L.S. 20457
 - Found Stone County Survey Marker
 - Found monument on block