

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | NA    |
| SIF \$ | NA    |

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 724 GALAXY DRIVE  
 Parcel No. 2701 - 354 - 23 - 004  
 Subdivision GALAXY SUB  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1930 Sq. Ft. Proposed 240  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name ARTHUR PRYOR  
 Address 724 GALAXY DRIVE  
 City / State / Zip GRAND JCT, 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 250-1122

**\*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 <u>RSF-2</u>  | Maximum coverage of lot by structures <u>30%</u>          |
| SETBACKS: Front <u>25'</u> from property line (PL)                     | Permanent Foundation Required: YES <u>X</u> NO _____      |
| Side <u>3'</u> from PL Rear <u>5'</u> from PL                          | Parking Requirement <u>2</u>                              |
| Maximum Height of Structure(s) <u>35'</u>                              | Special Conditions _____                                  |
| Voting District _____  | Driveway Location Approval _____<br>(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 Arthur Pryor Date 11-3-05  
 Department Approval Miche Wagner Date 11-3-05

|  |                     |  |               |
|--|---------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>Goldenrod</u>                    | Date <u>11-3-05</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)

# City of Grand Junction GIS Zoning Map ©

**Airport Zones**

- AIRPORT ROAD
- - - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

**Airport Noise Contours**

- 60 db
- 65 db
- 70 db
- 75 db

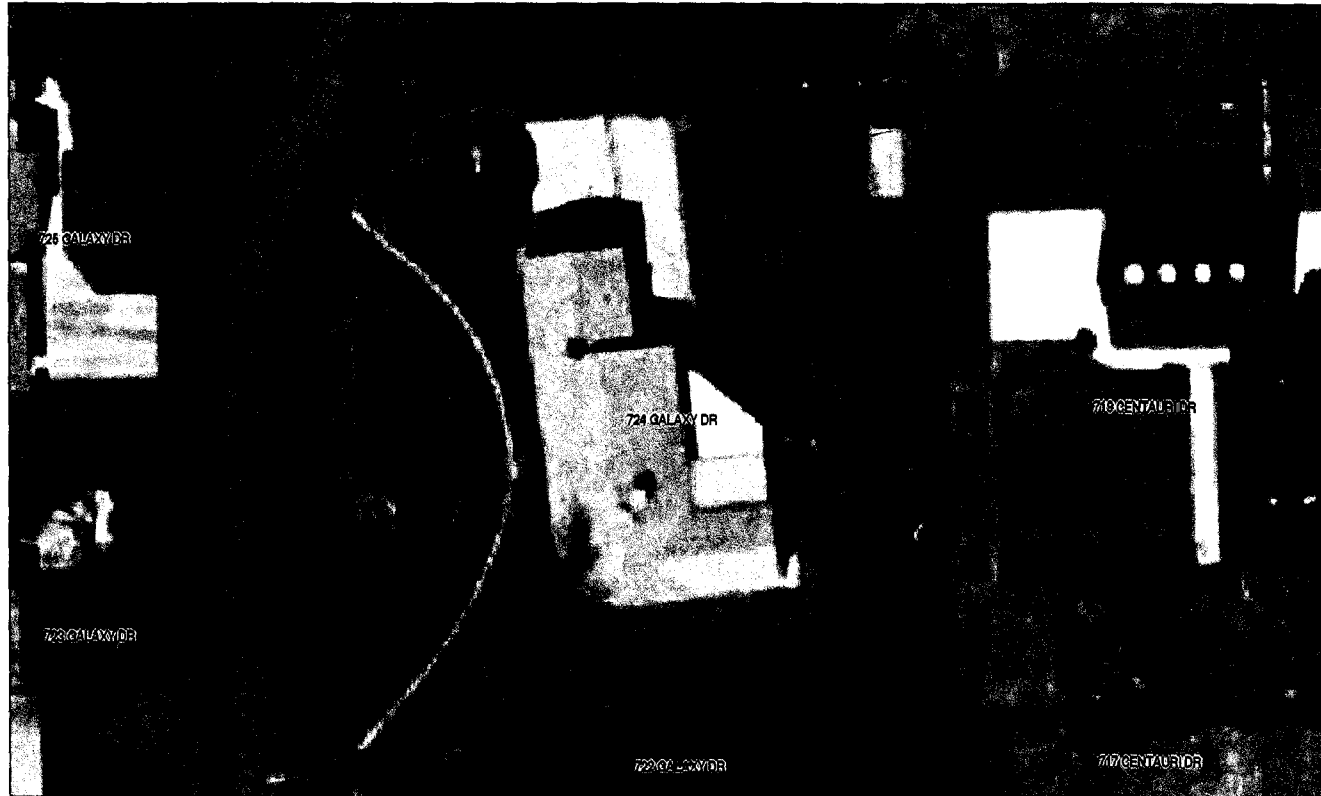
**Streets**

**All Parcels**

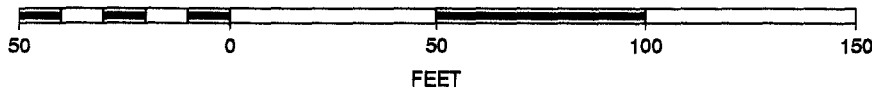
- Parcels
- Address Label

**Palisade Grand Jct Buffer Zone**

**Fruita / Grand Junction Buffer**



SCALE 1 : 544



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

