

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

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

BLDG PERMIT NO. _____

Building Address 475 Morning Dove St No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-161-17-001 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Ruby Meadows Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 4 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name William K Railsback
 Address 475 Morning Dove St
 City / State / Zip Grand Junction Colo

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): In Cols Court perc 4

APPLICANT INFORMATION:

Name William K Railsback
 Address 475 Morning Dove
 City / State / Zip _____
 Telephone 434-5486

*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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>10'/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 William Railsback Date 4-28-05
 Department Approval Daylen Henderson Date 4-28-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/28/05</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)

119.5

L12

LO
0.20
8682

40.0'
EASEMENT
PAGES
75.0

ACCEPTED
4-28-05
4-28-05
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.

S0°01'50"E



139.12'

4.00'

2/21/03

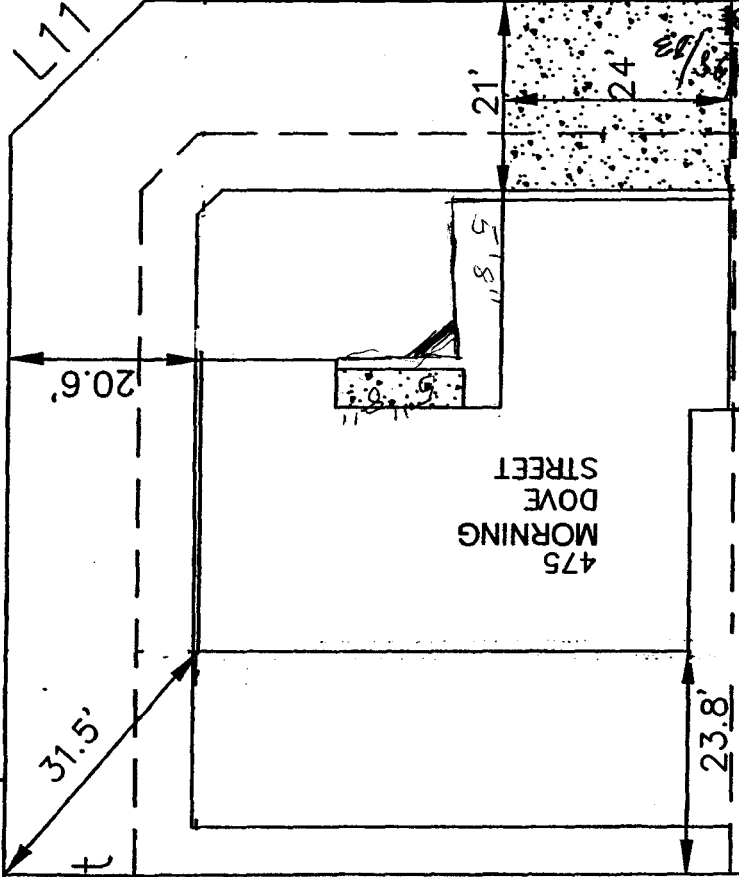
MORNING DOVE STREET

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.

102.85'

L17

78.65'



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.

214.74'

Loose Esmt

117.14'

N0°07'15"W

DE
S.
ft.

40.0' DRAINAGE & IRRIGATION EASEMENT
RECORDED AT BOOK 3019, PAGES 458

92.75'
N89°52'32"E

& UTILITY EASEMENT