

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 2613 PARTRIDGE COURT GJ
 Parcel No. 2701-352-61-007
 Subdivision PARTRIDGE FARMS
 Filing _____ Block _____ Lot #7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4500
 Sq. Ft. of Lot / Parcel 1.331 AC.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 EXISTING 10% PROPOSED
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name DANIEL BISHOP
 Address PO Box 175
 City / State / Zip CLIFTON, CO 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DANIEL BISHOP
 Address PO Box 175
 City / State / Zip CLIFTON, CO 81520
 Telephone 970.216.4622

***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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>60'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>25'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>B</u>	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).

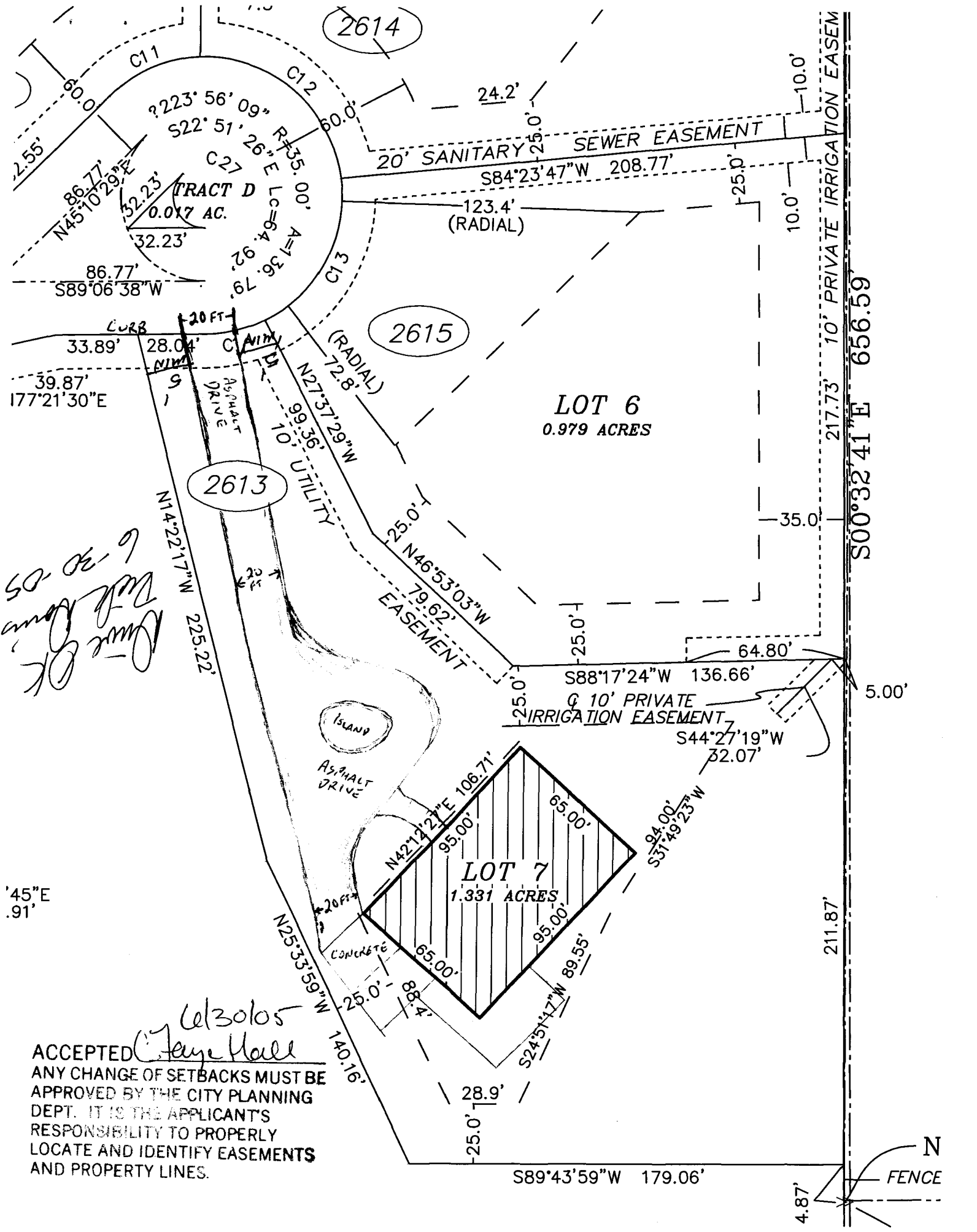
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/29/05

Department Approval NAC Jay Hall Date 6/30/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>18211</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/30/05</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)



6-30-05
Wick
DK

Accepted
Jayne 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.

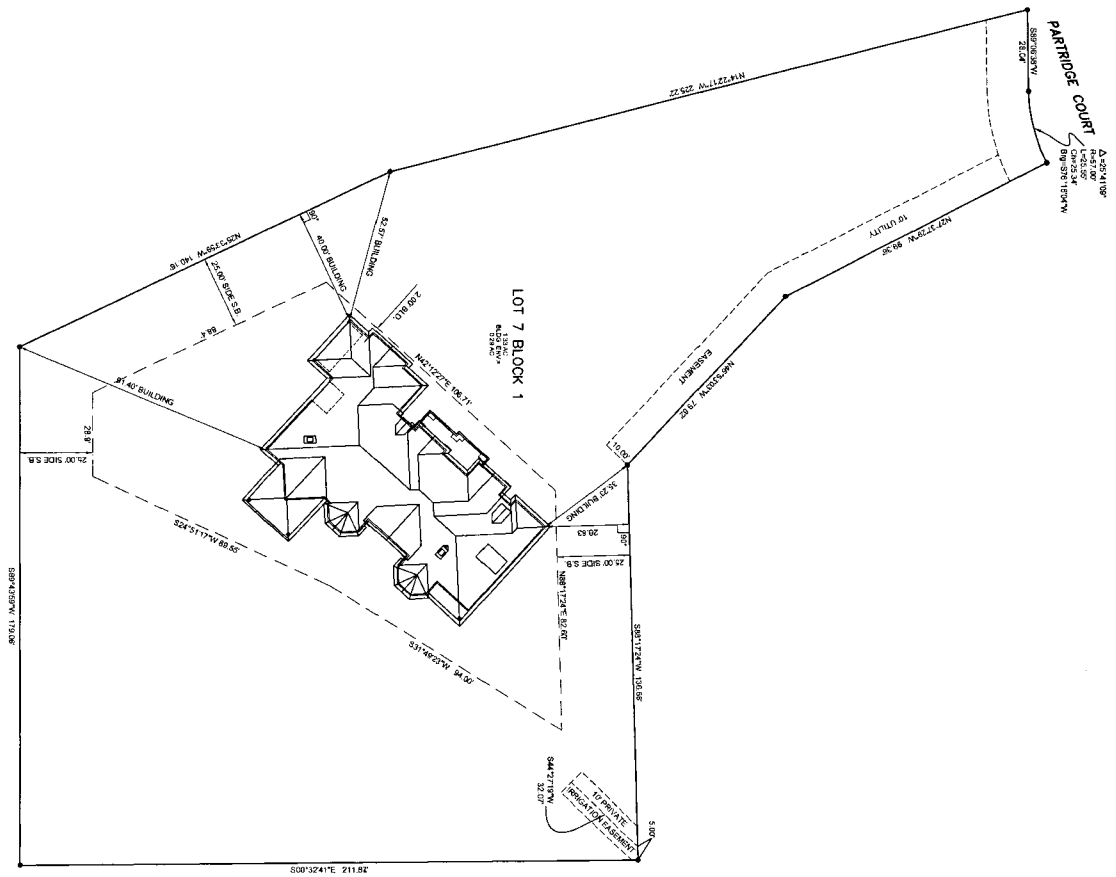
S00°32'41"E 656.59'

211.87'

4.87'

N
FENCE

- TRUSSES
- BOTH FLOORS
- SOILS



SHEET NO. **C1**
 SHEET 1 OF 1

PREPARED FOR:
DAN BISHOP
 2613 PARTRIDGE CT
 GRAND JUNCTION, CO 81506

TOWNSHIP	CDM
COUNTY	CDM

SITE PLAN

CJ's DESIGN & DRAFTING
 RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS
 PHONE: OFFICE-970-523-8347 CELL-970-640-1927
 EMAIL: CMESTASDRAFT@YAHOO.COM

NO.	REVISION	DATE