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

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

Building Address 322 Quail Dr  
 Parcel No. 2947-354-36-002  
 Subdivision G. Erick  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 3.20 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Walt & Gwen Bourdaine  
 Address 322 Quail Dr.  
 City / State / Zip G. J. Co

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition 3 Car Garage  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name DAVID PAINTER  
 Address 190 Roselie Dr.  
 City / State / Zip G. J. Co 81503  
 Telephone 245-5621 216-6469

**\*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-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>15'</u> from PL Rear <u>30'</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).

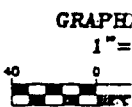
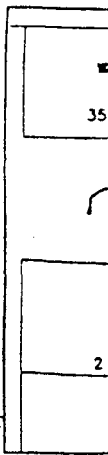
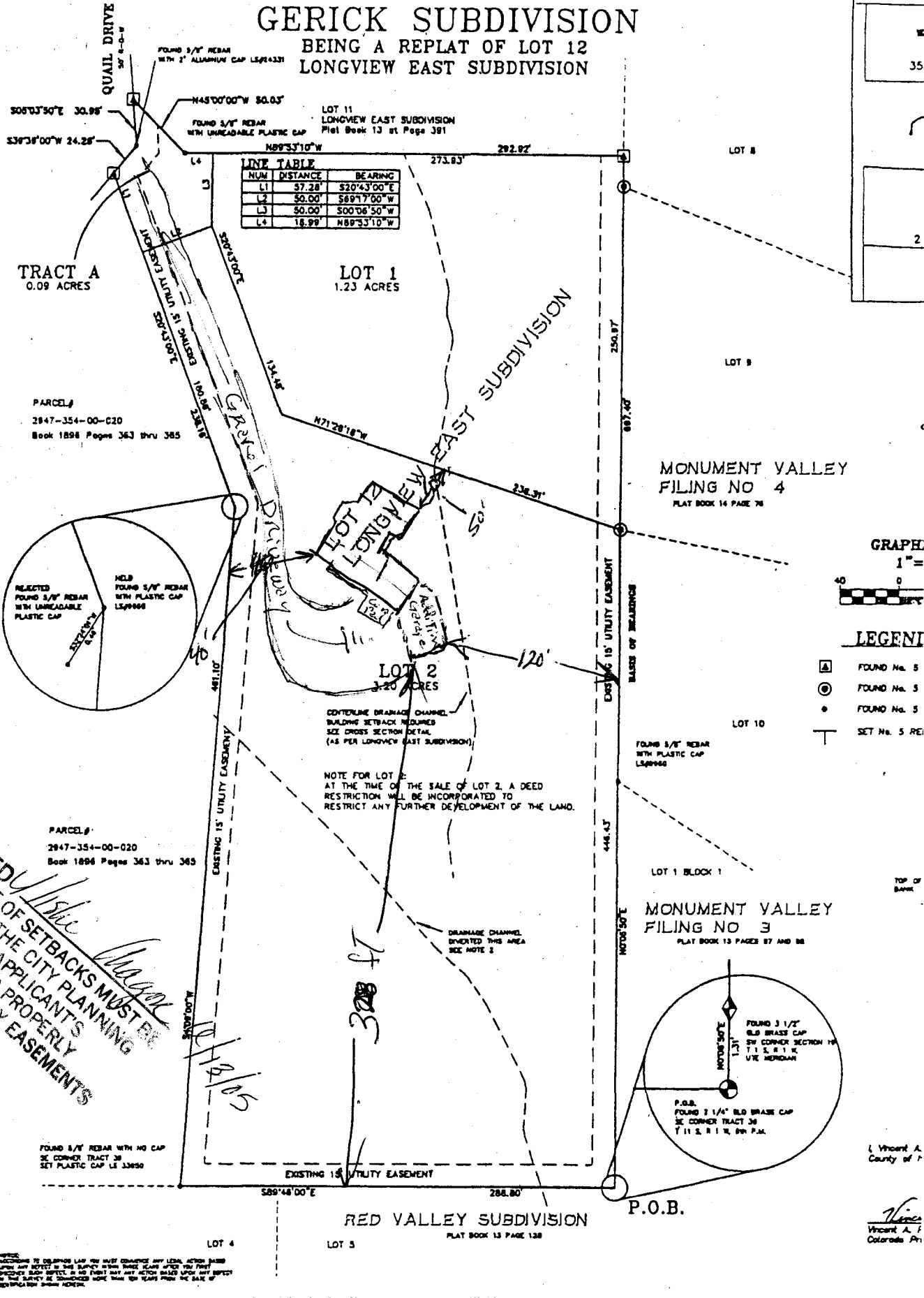
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature David Painter Date 6-8-05  
 Department Approval W. M. Magn Date 6/13/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>18103 (Prev PD)</u>
Utility Accounting <u>W</u>	Date <u>6/13/05</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)

# GERICK SUBDIVISION BEING A REPLAT OF LOT 12 LONGVIEW EAST SUBDIVISION



- LEGEND**
- ▣ FOUND No. 5
  - ⊙ FOUND No. 3
  - FOUND No. 5
  - ⊥ SET No. 5 REI

**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.

Vincent A. County of P

Vincent A. Colorado Pl

**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST CONSIDER ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST ACQUIRE YOUR INTEREST. IT IS YOUR RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.