

FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

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

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

Building Address 1,802.00 + 3000.00  
2852 YARROW DR.  
 Parcel No. 2943-191-29-003  
 Subdivision White Willows  
 Filing 2 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1981  
 Sq. Ft. of Lot / Parcel 8500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1981  
 Height of Proposed Structure 14'-15'

**OWNER INFORMATION:**

Name GARY + GENEIEVE BLECHA  
 Address 2769 B Rd  
 City / State / Zip GRAND JCT, CO 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 970-241-0075

\*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-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Engineered Foundation</u>
Voting District <u>E</u>	Driveway Location Approval <u>Required</u> (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).

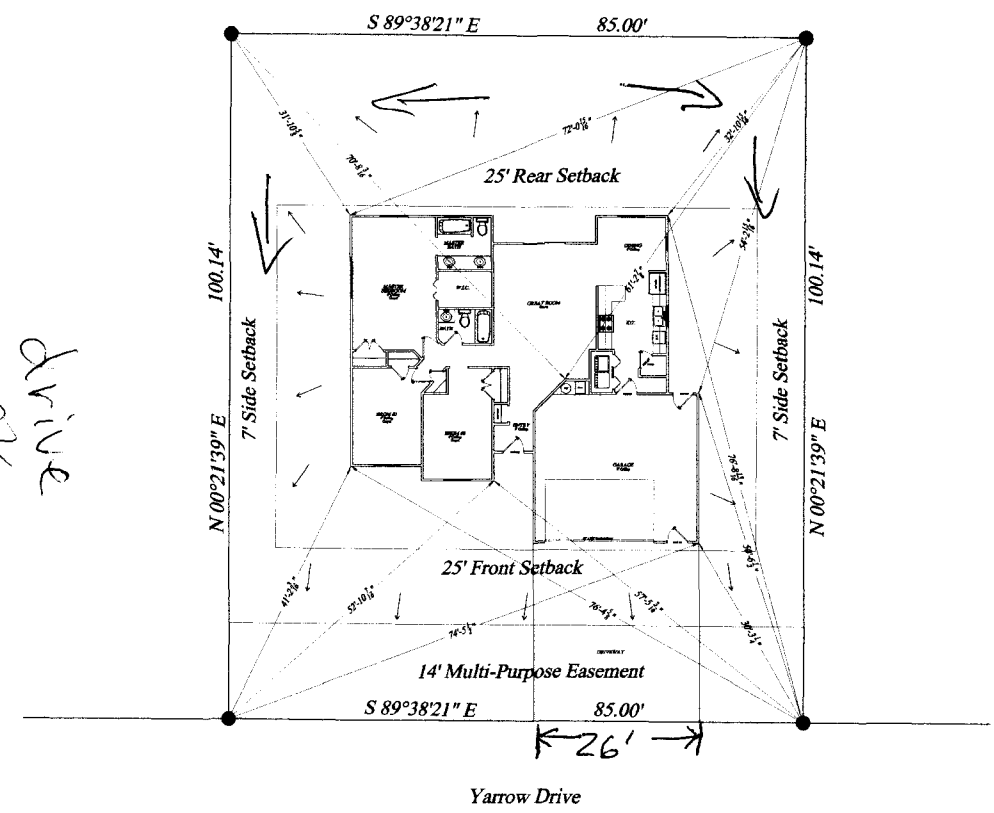
Applicant Signature [Signature] Date 6/22/05  
 Department Approval FHC Jay Hall Date 6/23/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>6/23/05</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)

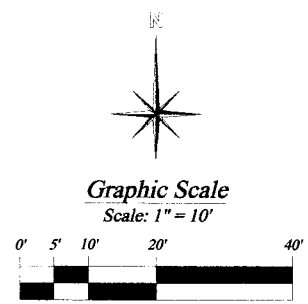
ACCEPTED *C. Jay Hall* 01/23/05  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*6/21/05  
 drive  
 OK  
 OK*



# White Willow Subdivision

Filing 2  
 Lot 1, Block 1  
 0.195 Acres



Site Plan  
 SCALE NTS

THESE DIMENSIONS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND BUILDING SETBACKS, EASEMENTS, AND PROPERTY LINES ARE SHOWN AS NECESSARY TO THESE DOCUMENTS AND IS THE OWNER'S RESPONSIBILITY TO CONFIRM DIMENSIONS AND PROFESSIONAL TO COMPLY WITH LOCAL BUILDING CODES AND SITE SPECIFIC REQUIREMENTS.

General Contractor: Garret Blecha  
 Building Company: On Track Builders

White Willow Subdivision  
 Filing 2, Lot 1, Block 1  
 D Road Grand Junction, CO

Designed By: Garret Blecha  
 File Name: Parcel 6.2.05  
 Date: 6.19.05  
 Scale: As Noted  
 Drawings By: B.M.C.

0A