

FEE \$ <u>10.00</u>
TCP \$ <u> </u>
SIF \$ <u> </u>

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

BLDG PERMIT NO. _____

Building Address 650 24 1/2 Rd
 Parcel No. 2945-041-09-002
 Subdivision Brookwillow
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 800
 Sq. Ft. of Lot / Parcel 1,306,800
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 800
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dartor LLC
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81505
 Telephone 523-5555

***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 <u>N/A</u>		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>Construction Trailer is fine for the life of the DIA</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	<u>Expires on 2/6/07 LB</u>	

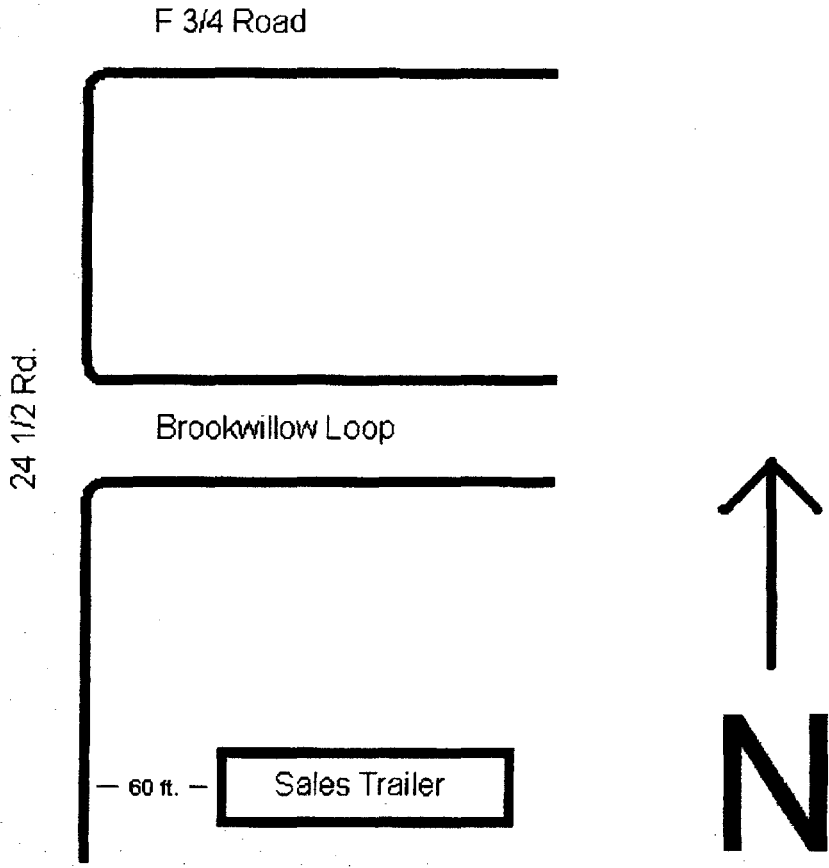
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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] Agent Date 2/28/06
 Department Approval [Signature] Date 3/3/06 no water

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u> W/O No. <u>no sewer</u>
Utility Accounting <u>[Signature]</u> Date <u>7/6/07</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 *[Signature]*
 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.

City of Grand Junction GIS Zoning Map ©

Airport Zones

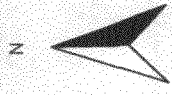
- AIRPORT ROAD
- - - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Zoom in for Noise Contours

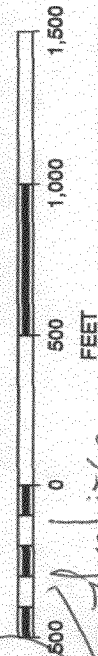
Secondary Zoning

- RSF-4
- RMF-8
- R-O
- C-1
- C-2
- I-1
- I-2
- MU
- CSR

Rural Roads Large Text



SCALE 1 : 7,555



X - 160 ft. to center line of 24 1/2 Rd.

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