

FEE \$ <u>1000</u>
TCP \$ <u>—</u>
SIF \$ <u>—</u>

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

92928 - 52890

Building Address 773 26 1/2 RD

No. of Existing Bldgs 2 No. Proposed 8

Parcel No. 2701-352-00-066

Sq. Ft. of Existing Bldgs 768 Sq. Ft. Proposed 690

Subdivision ECOW 14 M&B

Sq. Ft. of Lot / Parcel 85,377.6

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6000

OWNER INFORMATION:

Name NORTHWEST PLAZA DEV.

Height of Proposed Structure 16'

Address 467 21 1/2 RD

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip G.D., CO 81505

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

APPLICANT INFORMATION:

Name SKELTON CONST. INC

***TYPE OF HOME PROPOSED:**

Address PO Box 4247

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip G.D., CO 81502

NOTES: Removing 4' x 32' section in G 3/4 Rd.

Telephone 245-9008

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 RSF-R

Maximum coverage of lot by structures 5%

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES _____ NO

Side 50' from PL Rear 50' from PL

Parking Requirement —

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District B Driveway Location Approval N/A
(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 Don Shanon Date 6/15/06

Department Approval Luca Costello Date 6/15/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No working use

Utility Accounting Marshall Cole Date 6/15/06

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)

PVC W 31.52' R.O.W. W 22' 8" PVC W 8" PVC W 8" PVC W N 89°55'49" W 557.79' W 8" PVC W

EX G 3/4 ROAD

21.02' 420'

STOP SIGN
STREET SIGN

EXIST.
GARAGE

25' SETBACK

DRIVE WAY
& PARKING

32'
18'
46'
96'

S 00°10'45" W 321.70'

REMOVE 4' FROM NORTH SIDE
OF GARAGE

2701-352-00-066
ROBERT RUTH
773 26 1/2 ROAD
PRIME ZONE: RSF-R
USE: RESIDENCE
FUTURE USE: RESIDENTIAL LOW 1/2-2 Ac/du

318.35'

ACCEPTED SIC 6/15/06
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.

82.8'