

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 760 27 ROAD

SQ. FT. OF PROPOSED BLDGS/ADDITION GAR HOUSE 896 + 4275 = 5171

TAX SCHEDULE NO. 2701-362-42-002

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION LAUGHRUN

TOTAL SQ. FT. OF EXISTING & PROPOSED 5171

FILING 1 BLK 1 LOT 2

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER SILVER SAGE CONTRACTING

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 155 DESERT VISTA CT

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 260-6779

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) APPLICANT SAME AS OWNER

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7 from PL, Rear 25 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

Volting D

GENSUS _____ TRAFFIC _____ ANNEX# _____

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 8-3-06

Department Approval [Signature]

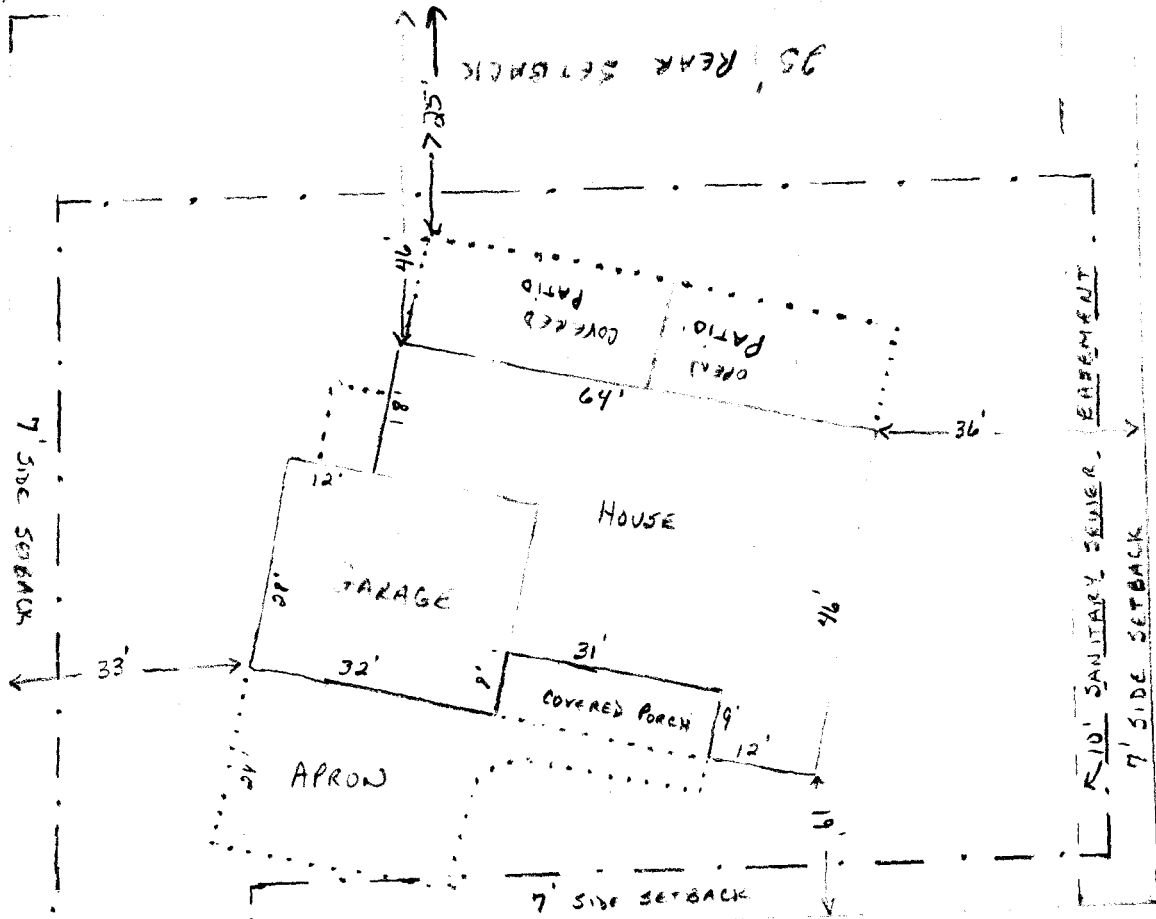
Date 8/22/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>196041</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11-1-06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

153.17'

25' REAR SETBACK



7' SIDE SETBACK

33'

21' GARAGE

HOUSE

COVERED PORCH

APRON

7' SIDE SETBACK

116.36'

10' SANITARY SEWER EASEMENT

7' SIDE SETBACK

124.92

260.08

10' DRIVEWAY EASEMENT

7' SIDE SETBACK

135.13'

20' FRONT SETBACK

GVP EASEMENT

40.01'

ACCEPTED *DR Baylen Henderson*
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

760 27 ROAD
 14" = APPROX 6.5'

driveway is easement per plan (subdivision) only
 27 ROAD m 8/4/08
 LH