

FEE \$ 10.00
 TCP \$ ~~1534.00~~
 SIF \$ ~~466.00~~

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

BLDG PERMIT NO. 55702-19070

*CGUSD acct. being billed
 1-Shop. to be removed*

Building Address 610 28 3/4 Rd.
 Parcel No. 2943-064-00-027
 Subdivision NA
 Filing NA Block NA Lot 1

No. of Existing Bldgs ↓ 500 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3500 Sq. Ft. Proposed 2400
 Sq. Ft. of Lot / Parcel 72,212
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Robert L. Dussay
 Address 691 Erika Rd.
 City / State / Zip G.I.Co. 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Robert L. Dussay
 Address 691 Erika Rd.
 City / State / Zip G.I.Co. 81504
 Telephone 986-1785

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

*DATE
 FEB 16 2006*

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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval W
 (Engineer's Initials)

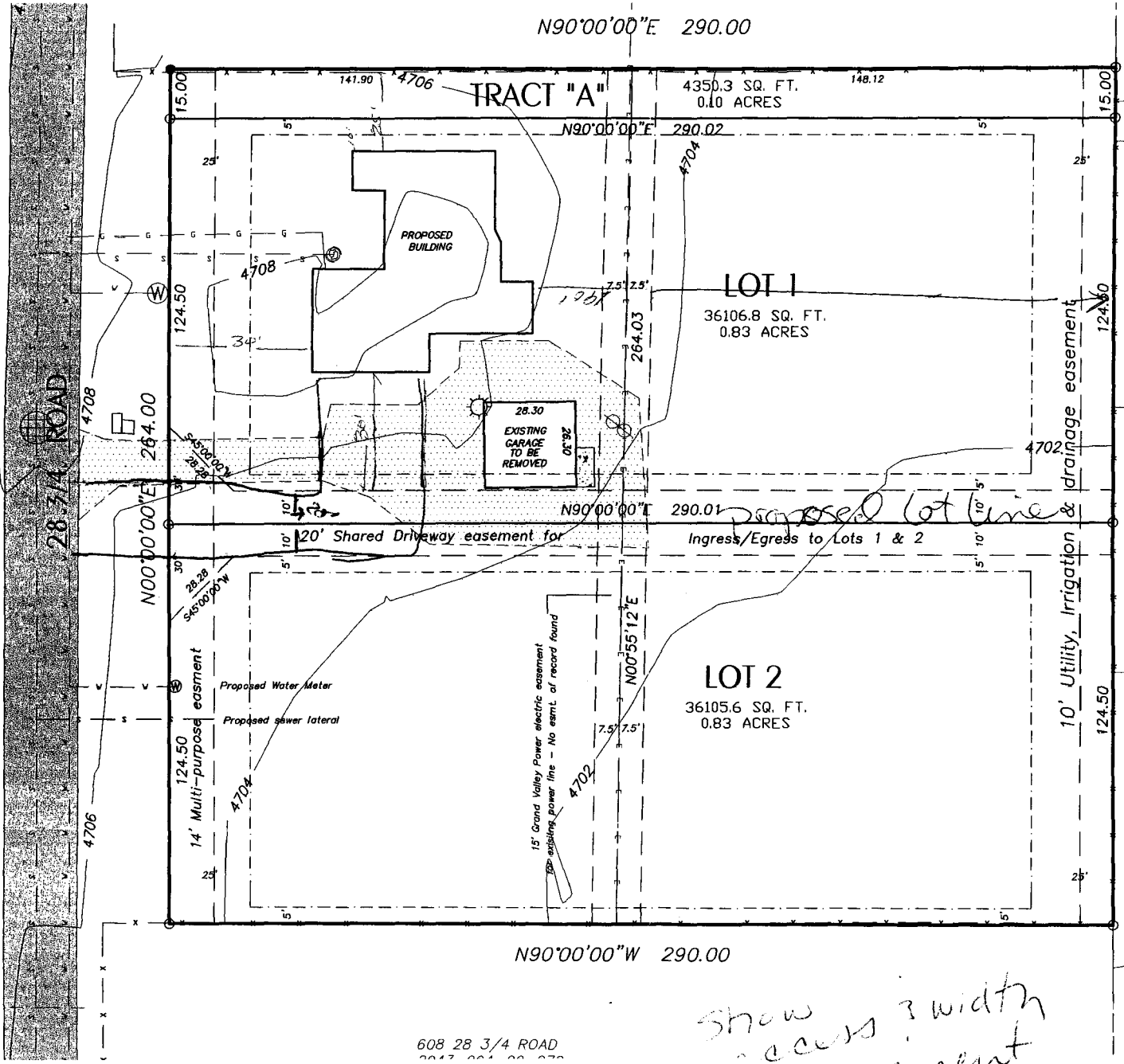
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Robert L. Dussay Date 2-13-06
 Department Approval W.C. Graybill Date 2/17/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting C. Bensley Date 2/17/06

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)



Show access & width in easement location

drive ok
2/16/06

ACCEPTED BY Clay Hall 2/17/06

ANY CHANGES OR TRACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. CONTACTS SHOULD BE MADE PROPERLY TO OBTAIN ALL NECESSARY EASEMENTS AND UTILITIES.