

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3085 Aberdeen No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 9943-141-99-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Subdivision Dakota West Sq. Ft. of Lot / Parcel 167
 Filing 1 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Kenneth C Ruth
 Address 3427 E 3/4
 City / State / Zip Clifton Co 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ruths Contracting
 Address 3427 E 3/4
 City / State / Zip Clifton Co 81520
 Telephone 734-9454 or 9492

***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 RMF-5 Maximum coverage of lot by structures 100%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Foundation observation
 Voting District C Driveway Location Approval req'd by licensed eng.
 (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 Kenneth C Ruth Date 12-22-05
 Department Approval [Signature] Date 1-10-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18741
 Utility Accounting [Signature] Date 1/10/06

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)

Dakota West

ACCEPTED *W. H. Hagan* 1-10-06
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

70.57'

↑
25'
↓

10'

50' x 58'

10'

103.31'

↑
20'

← 24' →

3085 Aberdeen DRIVE OK *SH* 1/10/06

File 1 Block 2 Lot 5

Tax Id 2943-161-99-005

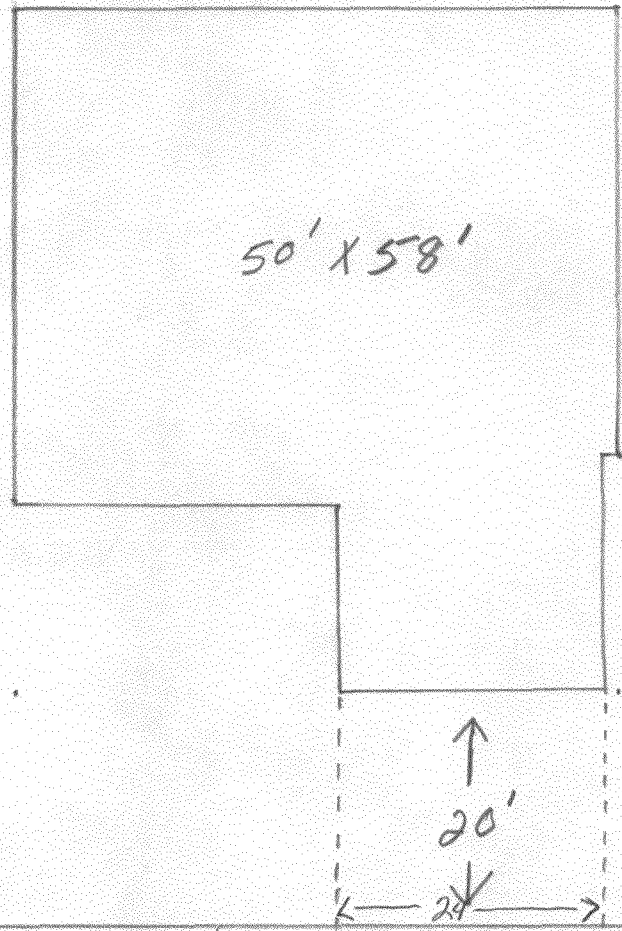
Dakota West

XV
ACCEPTED *Abbie Aragon* 1-10-06
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.

70.57'

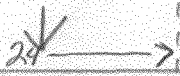


10'



50' x 58'

7'
10'



ACCEPTED (Revised) *Abbie Aragon* 5/19/06
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.
Abendeen DRIVE OK 2/4 1/10/06

File 1 Block 2 Lot 5

Tax Id 2943-161-99-005