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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2041 F 3/4 Ed No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2947-152-30009 Sq. Ft. of Existing Bldgs 2584 Sq. Ft. Proposed 360
 Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 14,211
 Filing # 2 Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2874
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Jeery Doody
 Address 2041 F 3/4 Ed
 City / State / Zip G. Jct. Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Young's Gen Code Inc.
 Address 2936 B Ed
 City / State / Zip G. Jct. Co 81503
 Telephone 970-242-9589

***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 _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 [Signature] Date 10-3-06
 Department Approval [Signature] Date 10-3-06

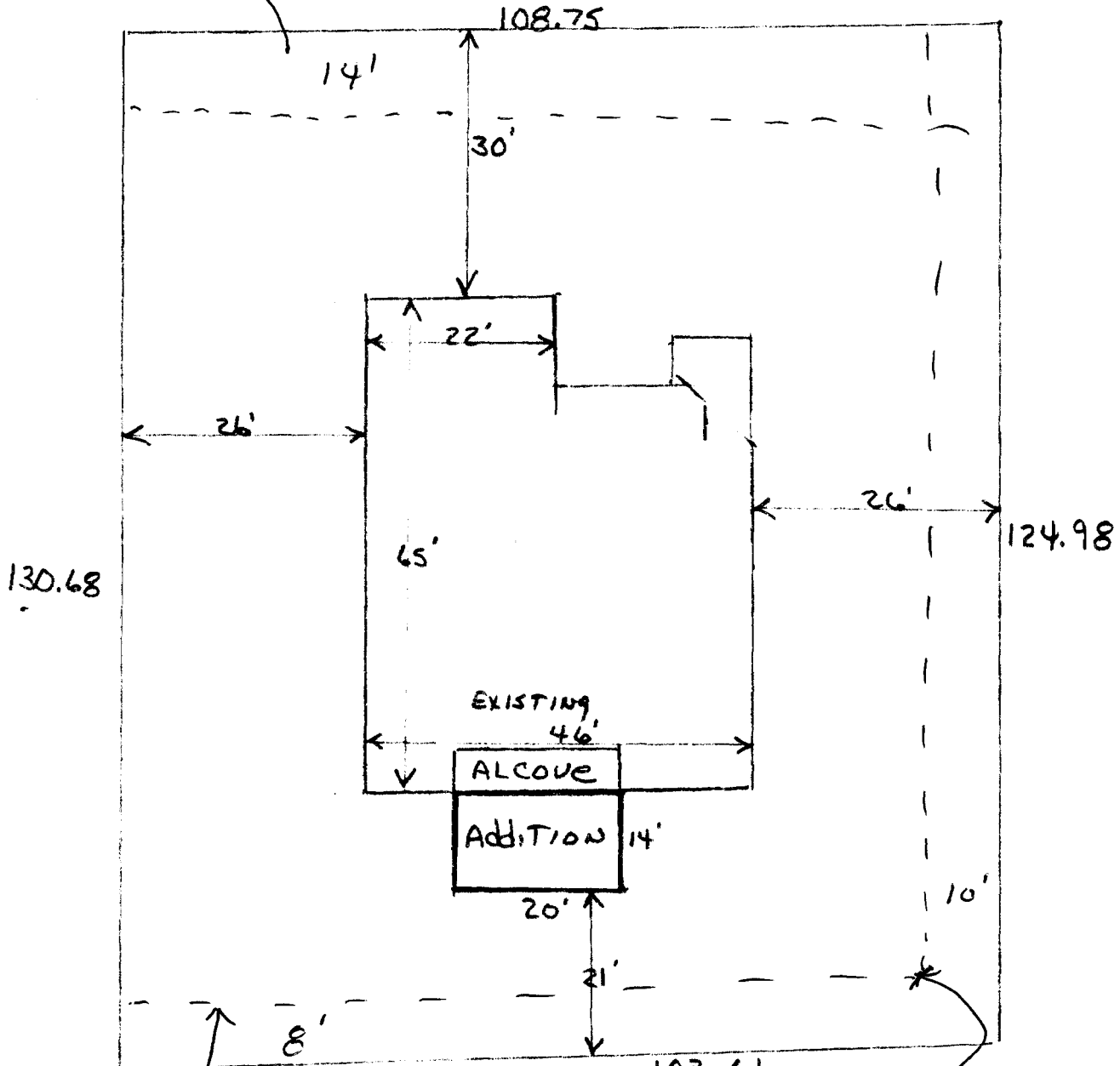
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>10/3/06</u>		

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)

10-3-06

ACCEPTED *Gaylen Henderson*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE ENGINEERING
DEPARTMENT OF THE COUNTY
RESIDENTS MUST PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

14' IRRIGATION
EASEMENT



Scale 1" = 20' APPROX.

8' IRRIGATION
EASEMENT

10'
IRRIGATION
EASEMENT

2041 F 3/4 RD.
PLOT PLAN