

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 463 MODOC
 Parcel No. 2943 162 92 009
 Subdivision PRAIRIE VIEW
 Filing _____ Block 2 Lot 9

No. of Existing Bldgs 0 No. Proposed ONE
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1297
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1959
 Height of Proposed Structure 16'-6"

OWNER INFORMATION:

Name G.D. BUILDERS INC.
 Address 3183 BIRD
 City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GERRY DALTON
 Address SAME
 City / State / Zip _____
 Telephone 2614275

***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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"C"</u> Driveway Location Approval <u>GD</u> (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).

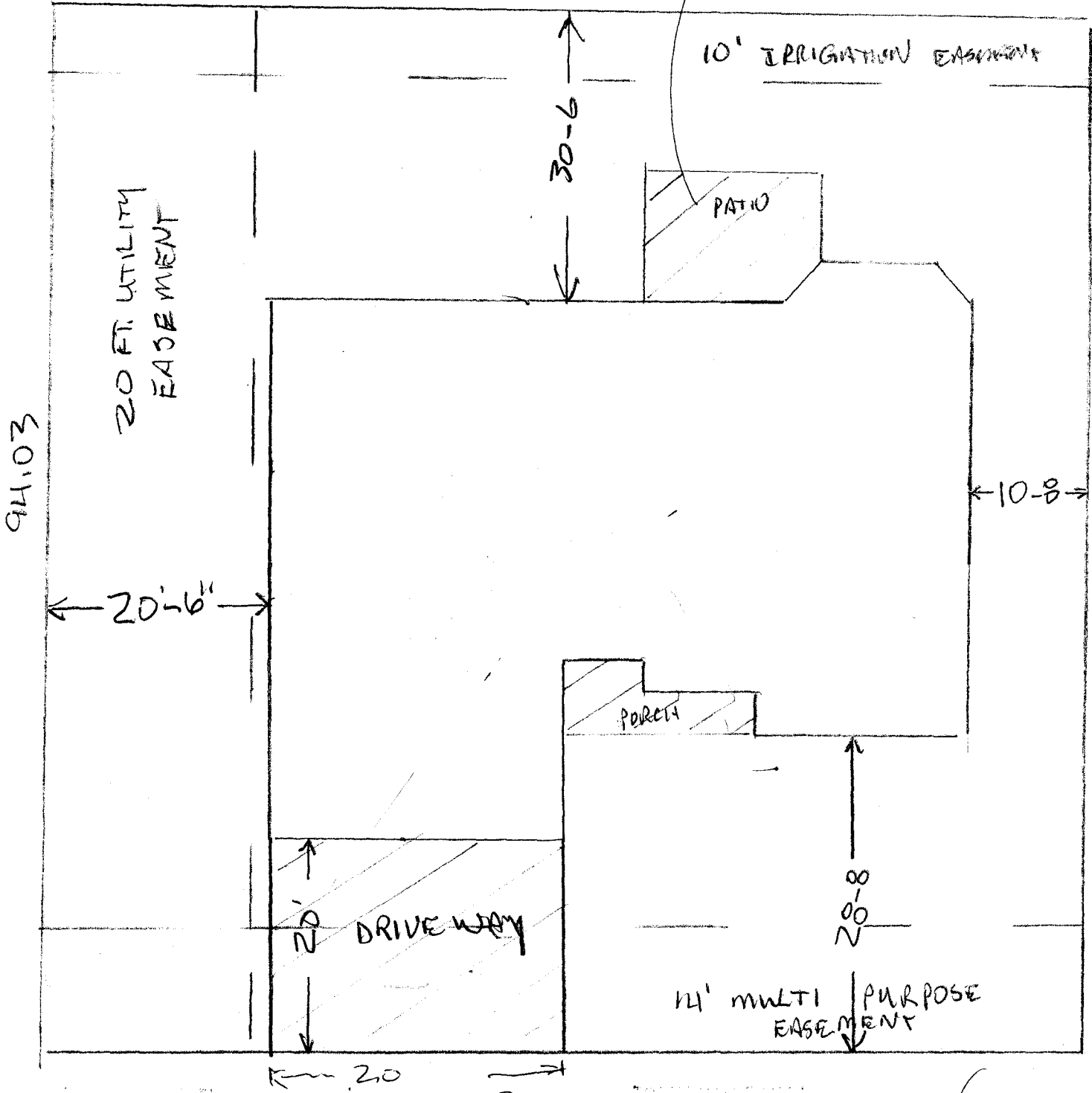
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/6/06
 Department Approval [Signature] Date 4-10-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19007</u>
Utility Accounting <u>Kate Atsberry</u>	Date <u>4/10/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.2.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Do not cover
portions of patio
in setback area



94.03

20 FT. UTILITY
EASEMENT

10' IRRIGATION EASEMENT

PATIO

30'-6"

10'-8"

20'-6"

PATIO

N

DRIVEWAY

20'-00"

14' MULTI PURPOSE
EASEMENT

20

81.71

DRIVE OK
SH 4/10/06

463 MODOL
LOT 9 BLK 2

SH
ACCEPTED X. Valdez
 ANY CHANGE OR CORRECTIONS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AND THE COUNTY'S
 RECORDS AND PERMITS DIVISION.
 LOCAL ORDINANCES, EASEMENTS
 AND PROVISIONS SHALL