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TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2606 Partridge Ct.
 Parcel No. 2701-352-61-002
 Subdivision Partridge Farms
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 5795 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6400
 Height of Proposed Structure 0'

OWNER INFORMATION:

Name Tom Peters
 Address 2606 Partridge Ct.
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Aquatime Pools and Spas
 Address 1320 North Ave.
 City / State / Zip Grand Junction, CO 81501
 Telephone 245-0981 cell 250-7546

***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 _____ from property line (PL)		Permanent Foundation Required: YES _____ NO _____	
Side _____ from PL	Rear _____ from PL	Parking Requirement _____	
Maximum Height of Structure(s) _____		Special Conditions _____	
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>	<u>Approved per plan</u>	

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).

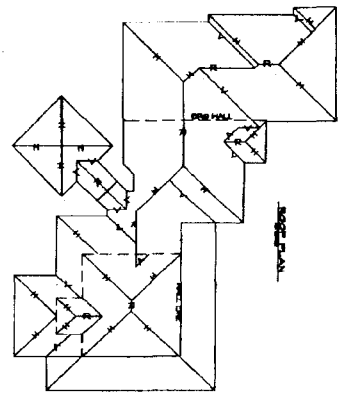
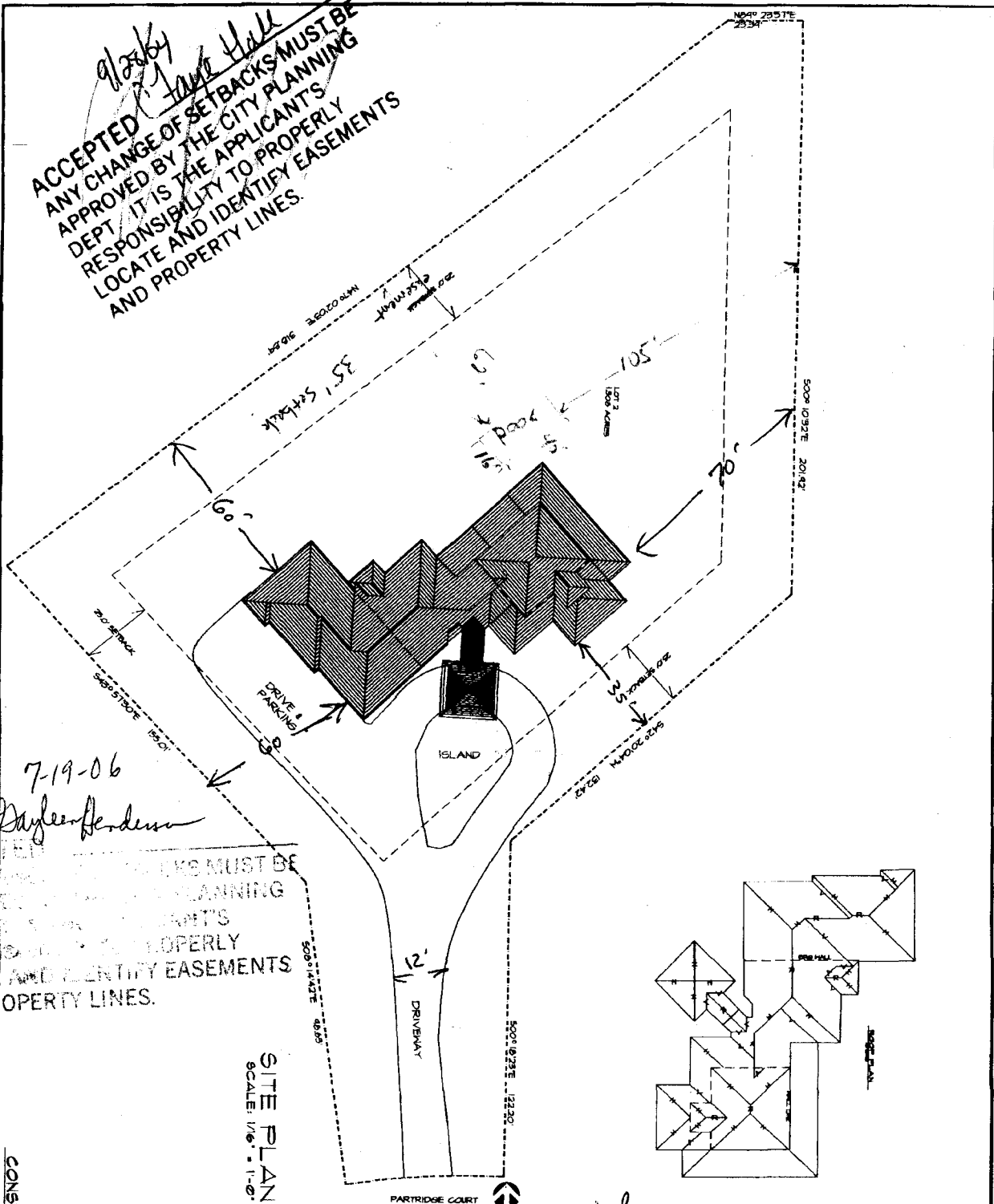
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Scott Chan Date 7/19/06
 Department Approval Saydon Henderson Date 7-19-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/>	W/O No.	<u>7/19/06</u>
Utility Accounting <u>[Signature]</u>	Date <u>[Signature]</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)

9/23/04
ACCEPTED
 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.




7-19-06
Dayle Henderson

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SITE PLAN
 SCALE: 1/8" = 1'-0"

drive or ill 9/27/04

CONSTRUCTION DRAWINGS

SHEET NUMBER C1 OF ONE			SCHEMATIC ROOF PLAN SITE PLAN	PETERS RESIDENCE 2606 PARTRIDGE COURT, PARTRIDGE FARMS SUBDIVISION GRAND JCTN., COLORADO	GENERAL CONTRACTOR: THOMAS PETERS 398 1600 ROAD, DELTA, COLORADO 81416 (970) 261-4998 4303	 CHRISTOPHER KRABACHER ARCHITECTURE & ENGINEERING 1157 DEWAY AVENUE GRAND JUNCTION COLORADO 81501 (970) 241-3867 christopher@krabacher.com
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