

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2613 PARTRIDGE CT
 Parcel No. 2701-352-61-007
 Subdivision PARTRIDGE FARMS
 Filing _____ Block _____ Lot #7

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4300 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DANIEL BISHOP
 Address 2613 PARTRIDGE CT
 City / State / Zip GRAND JCT., CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition (2 Bay Garage)
- Other (please specify): _____

APPLICANT INFORMATION:

Name DANIEL BISHOP
 Address 2613 PARTRIDGE CT
 City / State / Zip GJ CO 81506
 Telephone 970.216.4622

***TYPE OF HOME PROPOSED:**

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

NOTES: 30x30 GARAGE (FREE STANDING)
ATTACHED BY BREZZEWAY ONLY

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 60' from property line (PL) Permanent Foundation Required: YES NO

Side 25' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District B Driveway Location Approval _____
 (Engineer's Initials)

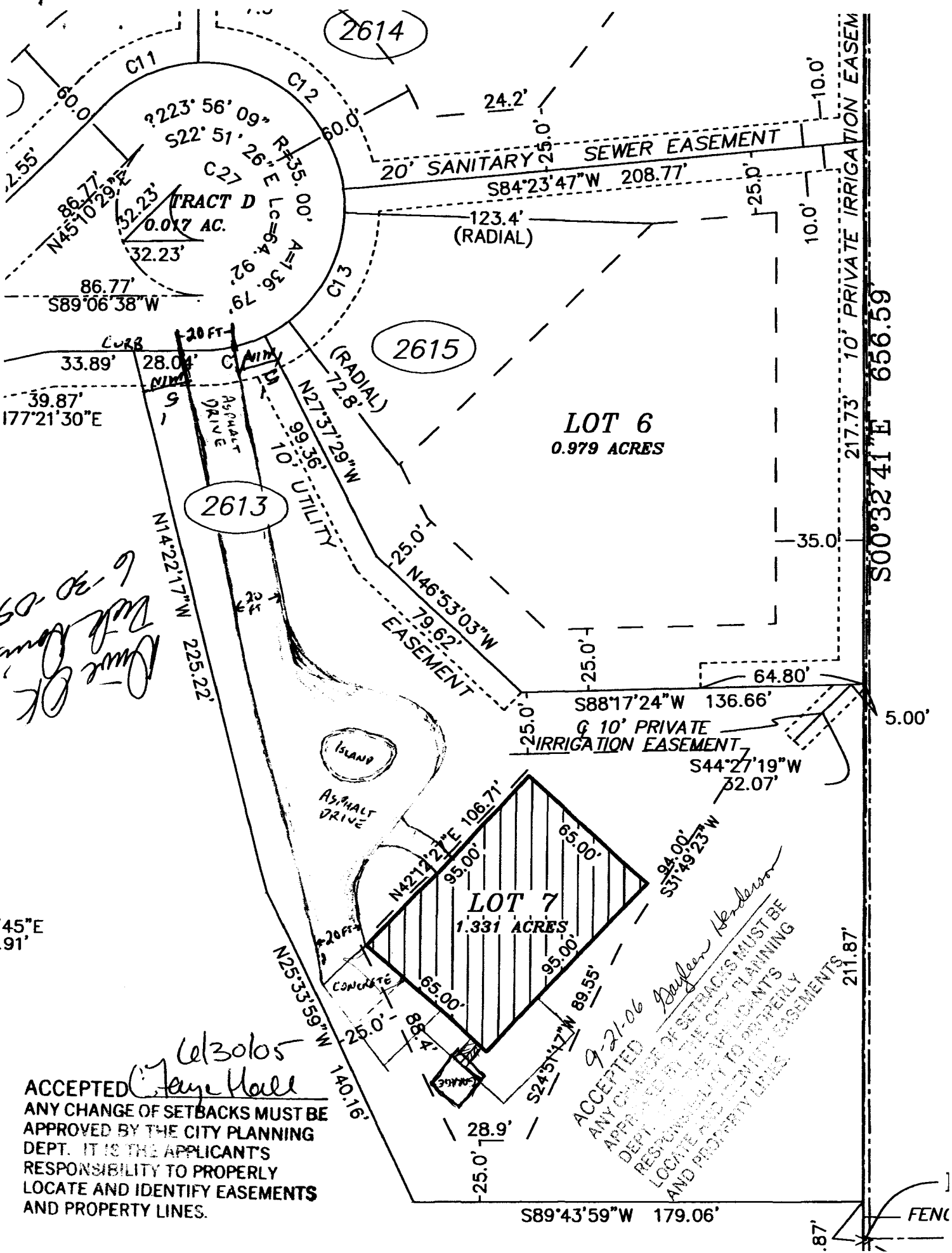
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 9-21-2006
 Department Approval Baylen Henderson Date 9-21-06

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>9/21/06</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)



*50-06-9
6-20-05
Diane OK
Walt OK*

45°E
.91'

ACCEPTED *Calzobos*
Jayne Hall
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.

9-21-06 *Daylen Henderson*
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.

87' FENCE

S00°32'41"E 656.59'

211.87'

S89°43'59"W 179.06'

2613

2615

2614

LOT 6
0.979 ACRES

LOT 7
1.331 ACRES

TRACT D
0.017 AC.

20' SANITARY SEWER EASEMENT

10' PRIVATE IRRIGATION EASEMENT

UTILITY

EASEMENT

ISLAND
ASPHALT DRIVE

ASPHALT DRIVE

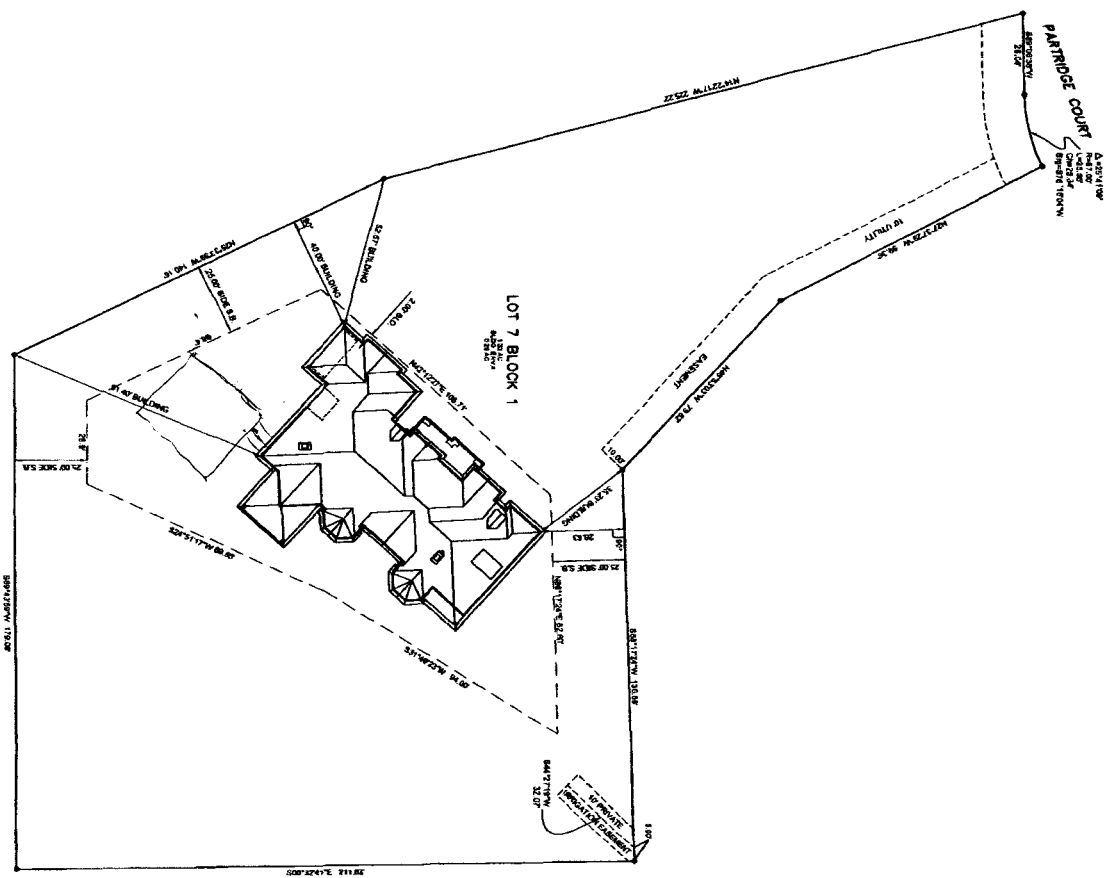
CONCRETE

10' PRIVATE IRRIGATION EASEMENT

FENCE

- TRUSSES
- BOTH FLOORS
- SOILS

9-21-06 *Rayleen Henderson*
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.



SHEET 1 OF 1 C1	PREPARED FOR: DAN BISHOP 2613 PARTRIDGE CT GRAND JUNCTION CO 81506	SITE PLAN	CJ's DESIGN & DRAFTING RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS PHONE: OFFICE-970-623-8347 CELL-970-640-1927 EMAIL: CMESTASDRAFT@YAHOO.COM	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE												
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