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| 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 2615 PARTRIDGE CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-352-61-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4342
 Subdivision PARTRIDGE FARMS Sq. Ft. of Lot / Parcel .979 AC
 Filing _____ Block _____ Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6400 SF
 Height of Proposed Structure _____

OWNER INFORMATION:

Name ERIC PAGNE
 Address 2612 PARTRIDGE CT
 City / State / Zip G.V. CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name MIKE CAMPBELL
 Address 391 GRANITE FALLS WAY
 City / State / Zip G.V. CO
 Telephone (970) 261 1741

*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.

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|---|---|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>PD</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>10'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____ |
| Side <u>25'</u> from PL Rear <u>35'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) _____ | Special Conditions <u>per bldg env.</u> |
| Voting District <u>B</u> | Driveway Location Approval <u>[Signature]</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 7-25-06

Department Approval [Signature] Date 7-27-06

| | |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ | W/O No. <u>19341</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/27/06</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)

PARTRIDGE COURT

drive on 7/2/04
7/2/04

$\Delta=71^{\circ}29'02''$
 $R=57.00'$
 $L=71.11'$
 $Ch=66.59'$
 $Brg=S27^{\circ}40'58''W$

3"W

LOT 6 BLOCK 1

0.97 AC
BLDG. ENV. =
0.41 AC

S84°23'47"W 208.77'

20' SANITARY SEWER EASEMENT

25.00' SIDE S.B.

10.00'
10.00'

123.4' (RADIAL)

106.03' BUILDING

126.88' BUILDING

14' MULTI-PURPOSE EASEMENT

117.13' BUILDING

148.51' BUILDING

72.8' (RADIAL) BUILDING
115.98'

N27°37'29"W 99.36'
N27°37'29"W 98.36'
10' UTILITY

25.00' SIDE S.B.

10' PRIVATE IRRIGATION EASEMENT

S00°32'41"E 217.73'

35.00' REAR SETBACK

37.30' BUILDING

72.03' BUILDING

72.10' BUILDING

25.00' SIDE S.B.

N46°58'03"W 79.62'
N46°53'03"W 79.62'
EASEMENT

56.11' BUILDING

186.36' BUILDING

25.00' SIDE S.B.

S88°17'24"W 136.66'
S88°17'24"W 136.66'

10.00'

64.80'

5.00'

10' PRIVATE IRRIGATION EASEMENT

N14°22'17"W 225.22'

7-27-06 pd
ACCEPTED *[Signature]*
ANY CHANGE OF PLANS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.