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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 1539 |
| SIF \$ | 460 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2930 WHITNEY LN No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-77-034 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2597^{sq}
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 7004^{sq}
 Filing 1 Block _____ Lot 3A Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18.5 FT

OWNER INFORMATION:

Name ROB & MARY DEBAEA
 Address 345 33 ROAD
 City / State / Zip PALISADE, CO 81526

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

APPLICANT INFORMATION:

Name ROB & MARY DEBAEA
 Address 345 33 ROAD
 City / State / Zip PALISADE, CO 81526
 Telephone 523-8188

*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 | Maximum Height of Structure(s) <u>35'</u> | Parking Requirement <u>2</u> |
| Voting District <u>D</u> | | Special Conditions _____ | |
| Driveway Location Approval <u>UM</u> <small>(Engineer's Initials)</small> | | | |

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 9-22-06

Department Approval JAR [Signature] Date 9/19/06

| | | | |
|--|---|-----------------------------|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>19,503</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>9/22/06</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)

N90°00'00"W 68.00'

10' utility, irrigation & drainage easement

Rear setback

N00°00'00"W 103.00'

Living 1794 sq ft

Drive
9/21/04
Garage
803 sq ft

(3 CAR) Parking/Driveway

INgress/Egress

1/4 MULTIPURPOSE EASEMENT

Front setback

N90°00'00"W 68.00'

WHITNEY LANE

N00°00'00"W 103.00'

9-22-06

ACCEPTED *JAR Gayleen Henderson*
ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. OF GRAND JUNCTION. THE PLANNING DEPT. IS NOT RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

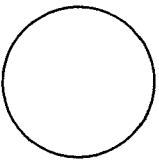
S1

Site Plan

NTS

7/19/06

8/23/06



DeBaca Home
2930 Whitney Lane
Grand Junction, CO. 81504

ADT
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Fax (970) 243-4521