

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 661 24 1/2 Rd.  
 Parcel No. 2945-042-00-154  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 3  
 Sq. Ft. of Existing Bldgs 5745 Sq. Ft. Proposed 7645  
 Sq. Ft. of Lot / Parcel 105,371.64 1900  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 8628  
 Height of Proposed Structure 14 Feet

**OWNER INFORMATION:**

Name Brent Gale  
 Address 661 24 1/2 Rd  
 City / State / Zip Grand Jet, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed for storage  
Goodwin septic

**APPLICANT INFORMATION:**

Name TPI Industrial, Inc  
 Address 2471 River Rd. Un A  
 City / State / Zip Grand Jet, CO 81505  
 Telephone 243-4642 - 986-5404

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify):  
- ON SEPTIC

NOTES: EXISTING principle structure = 2545 sq ft  
75% of principal structure = 1900 sq ft

**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 R-12  
accessory structures  
 SETBACKS: Front 25 from property line (PL)  
 Side 3 from PL Rear 5 from PL  
 Maximum Height of Structure(s) 40'  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Maximum coverage of lot by structures 75%  
 Permanent Foundation Required: YES \_\_\_\_\_ NO   
 Parking Requirement 1.9  
 Special Conditions not to be used for expansion of legal non-ag farming use

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 Shirley Drake - TPI Date 11/7/07  
 Department Approval Judith Roin Date 11/13/07

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>11/13/07</u>

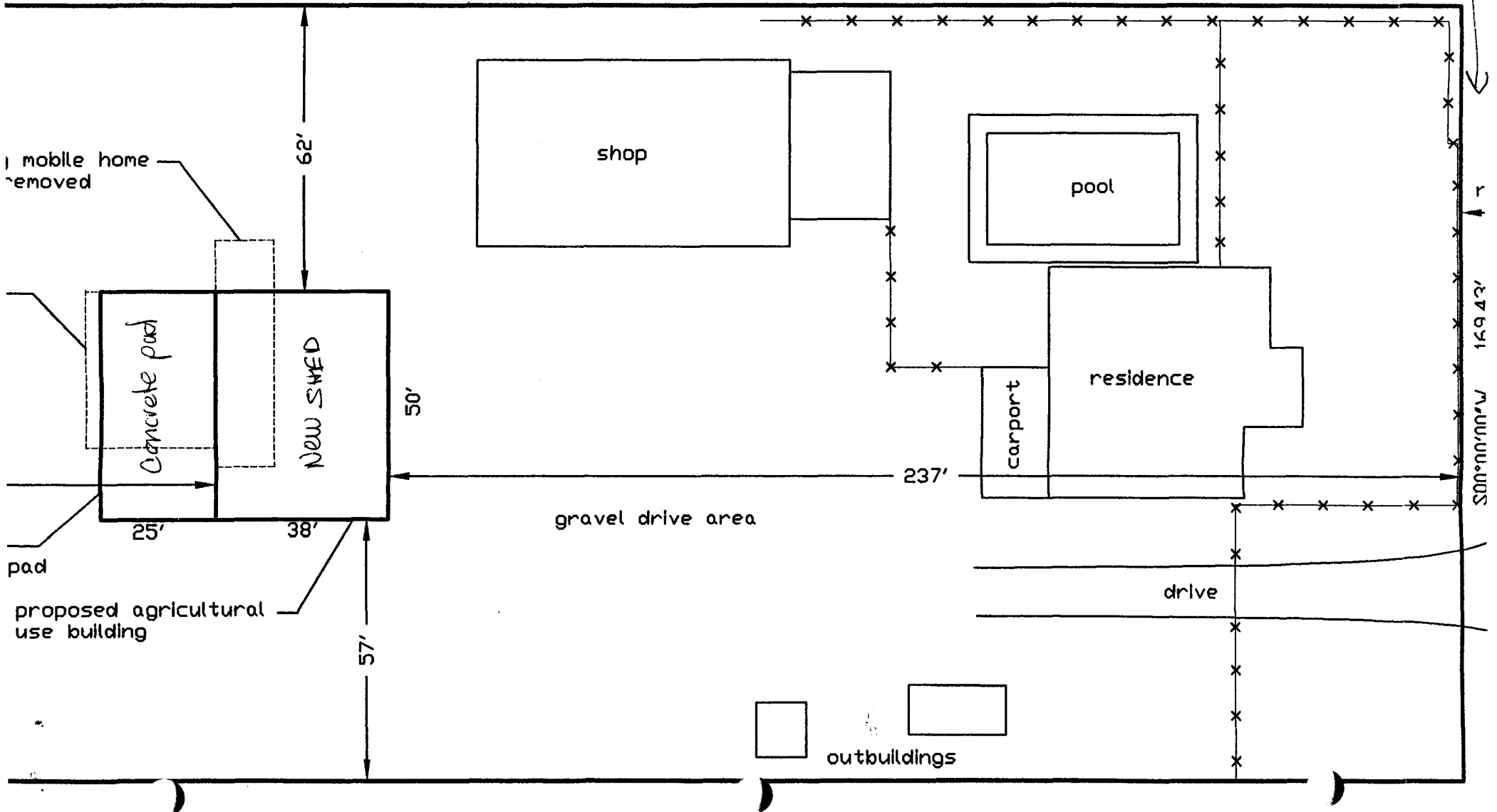
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Julius & Katz*  
APPLICANT'S NAME  
PROPERTY ADDRESS  
DATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

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St 1/2 Road



*Julian A. Rice*

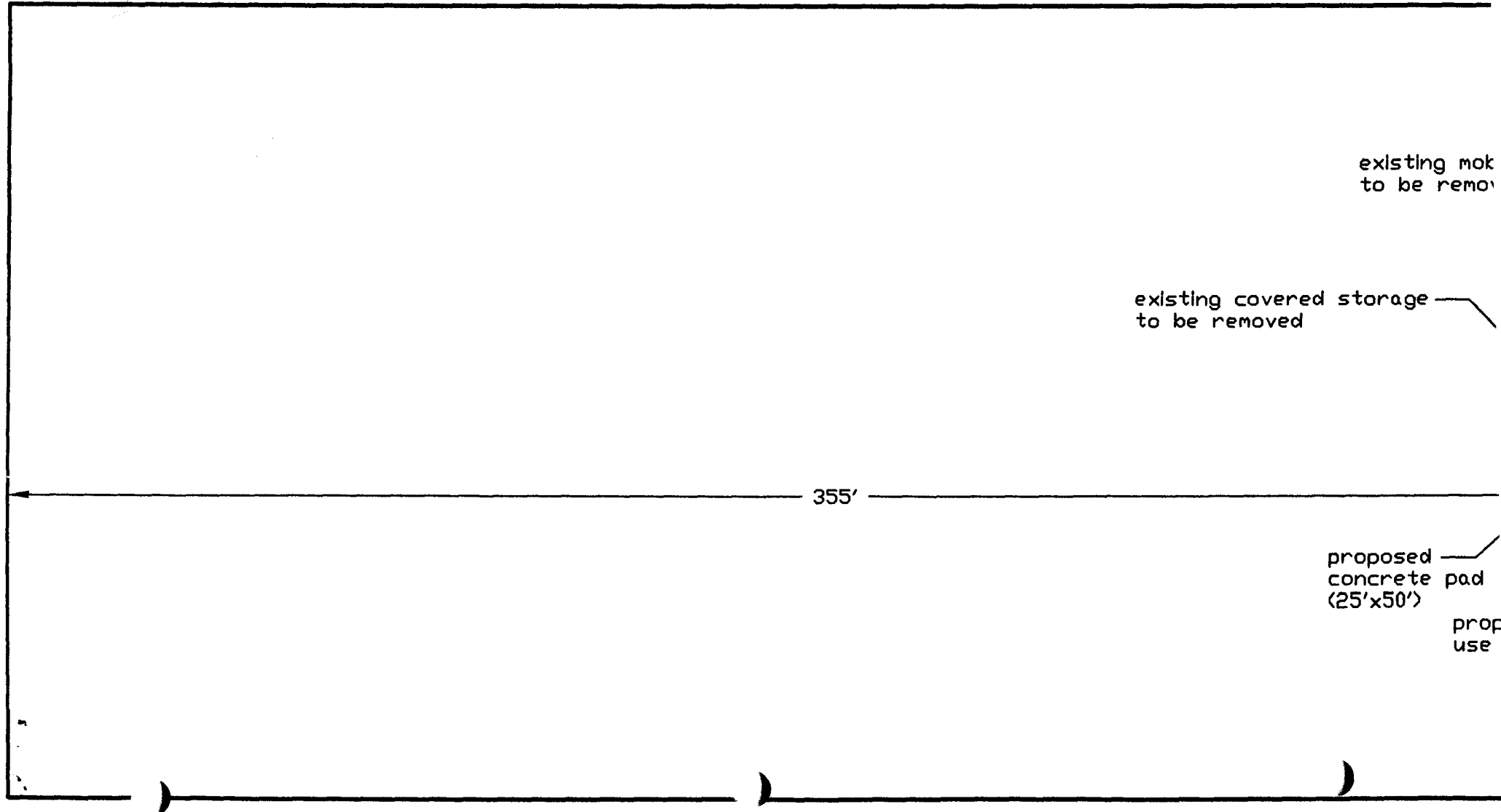
PLANS MUST BE  
FILED IN THE  
OFFICE OF THE  
COUNTY ENGINEER  
AT THE COUNTY SEALS

LOT SIZE:	2.4 ACRES
TAX SCHEDULE:	2945-042-00-154
PROPOSED BLDG.:	1,900 SQ. FT.
SETBACKS (ACCESSORY BLDG.):	
FRONT:	25'
SIDE:	3'
REAR:	5'

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N00°00'00"E 630'



existing mok  
to be remo

existing covered storage  
to be removed

proposed  
concrete pad  
(25'x50')  
prop  
use

Legal Description Report

Parcel ID	Name	Legal Description
2945-042-00-154	BRENT GALE	SE4SE4NW4 SEC 4 1S 1W EXC S 255FT & EXC BEG 313.67FT NOF SE COR SD SEC 4 W 246.24FT N 176.90FT E 246.24FT S 176.90FT TO BEG & EXC BEG N 225FT & S 89DEG55'41SEC W 30FT FR SE COR SD SEC 4 S 89DEG55'41SEC W 629.86FT N 0DEG00'27SEC W 236.40FT E 413.65FT S 176.90FT E 216.24FT S 58.71FT TO BEG & ALSO EXC 30FT FOR RD ON E