

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

50160-29075

Building Address 736 24 1/2 RD

Parcel No. 9701-354-30-951

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs check BUILDINGS No. Proposed 1 Remodel

Sq. Ft. of Existing Bldgs 4000 sq ft Sq. Ft. Proposed 195 sq ft

Sq. Ft. of Lot / Parcel 1/3 Acres

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name CANYON VIEW VINEYARD CHURCH

Address 736 24 1/2 RD

City / State / Zip GS, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): UTILITY SHED

APPLICANT INFORMATION:

Name Rick Kenagy

Address 736 24 1/2 RD

City / State / Zip GS CO

Telephone cell 234-8572 church 242-7970

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES:

NO WTR/SWR Change

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 RMF-8 Maximum coverage of lot by structures 60

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO X

Side 5/3 from PL Rear 10/5 from PL Parking Requirement N/A

Maximum Height of Structure(s) 35 Special Conditions _____

Voting District _____ 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).

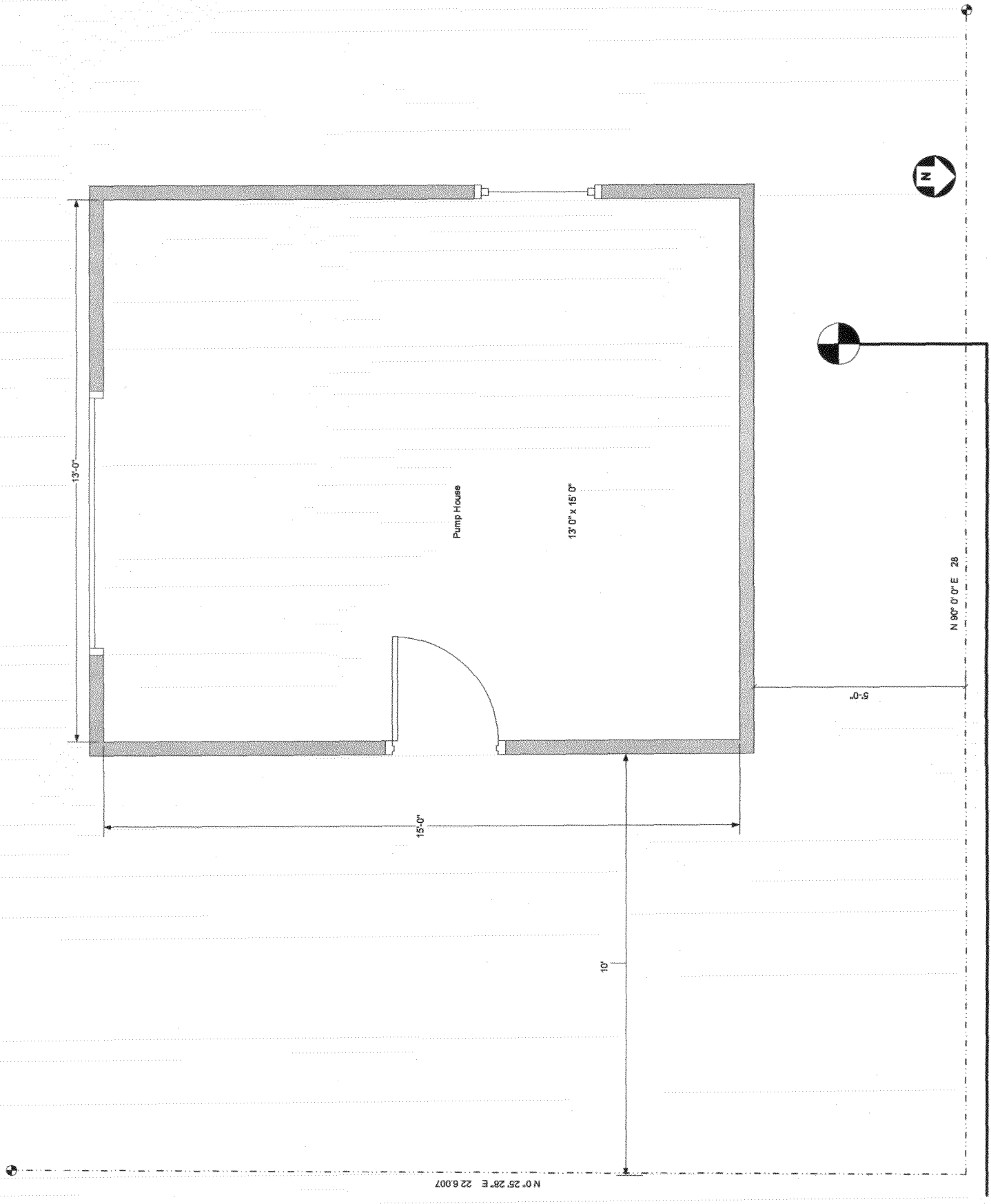
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Rick Kenagy Date 3-1-07

Department Approval [Signature] Date 3/1/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO WTR/SWR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/1/07</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)



N 0° 25' 28" E 22 6.007

N 90° 0' E 28

8" Irrigation Main

15' 0"

10'

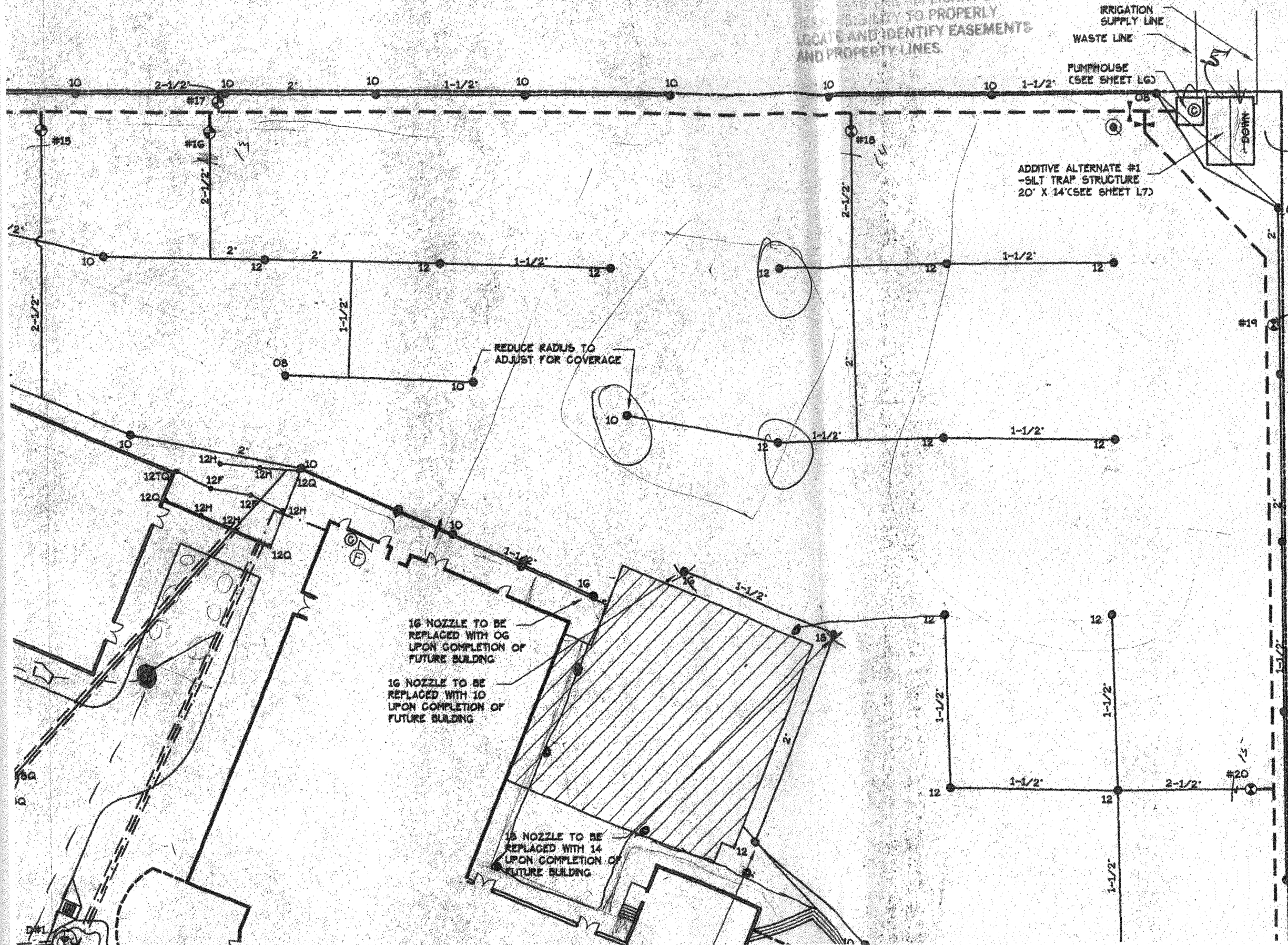
5' 0"

13' 0"

Pump House

13' 0" x 15' 0"

ACCEPTED *Misha Chagan 3/1/07*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



LEGEND

- 10 [] HUNTER PGH-ADJ ROTOR. NOZZLE SIZE AS SHOWN
- FALCON F4-PC ROTOR SP NOZZLE SIZE AS SHOWN.
- FALCON F4-FC ROTOR SP NOZZLE SIZE AS SHOWN.
- RAINBIRD 1804 SPRAY HEAD NOZZLE SIZE AS SHOWN
- ⊙ CONTROLLERS
- ∇ BACKFLOW PREVENTOR, INS BUILDING.
- 1" DRIP IRRIGATION MAIN-CLASS 160 PVC
- CLASS 160 PVC LATERAL UNLESS OTHERWISE SHOWN

- NOTES:**
1. ALL WORK SHALL BE PER EXISTING CODE APPROPRIATE INSPECTORS AND THE OWNER
 2. HEADS HAVE BEEN ZONED TO PROVIDE DESIGNED TO OPERATE AT 60 PSI AT 90'
 3. VALVE #1 AND #3 SHALL BE WIRED TO FILTER.
 4. VALVE #12 AND #14 SHALL BE WIRED.
 5. MAXIMUM LENGTH OF SWING PIPE ON A BE 2'.
 6. ALL LATERAL AND MAIN LINES IN SYS.
 7. PIPE LOCATIONS ARE GRAPHIC ONLY. C
 8. INSTALL MANUAL DRAIN VALVES AT ALL
 9. ESP-24LX+ CONTROLLER AT PUMPHOUSE

VINEYARD CHRISTIAN FELLOWSHIP IRRIGATION

VALVE #	SIZE	TYPE	GPM
SOUTH AREA			
#1	2"	SPRAY	39.9
#2	2"	HUNTER	87.0