

FEE \$	10.00
TCP \$	3,178.00
SIF \$	920.00

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

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

Building Address 527 29 Rd, Unit A & B No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-074-00-021 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,778  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel .42 ac = 18,2952  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Valley Developers, LLC, Emory Walsh  
 Address 3109 F Rd  
 City / State / Zip Grand Jct, CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): DUPLEX

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 261-4747

**\*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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement 2 per unit  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District C 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 Emory Walsh Date 5/4/07  
 Department Approval JAR Judah A. Ruz Date 5/4/2007 <sup>SAR</sup> 5/19/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20463</u>
Utility Accounting <u>Dotterauer</u>	Date <u>7/19/07</u>		

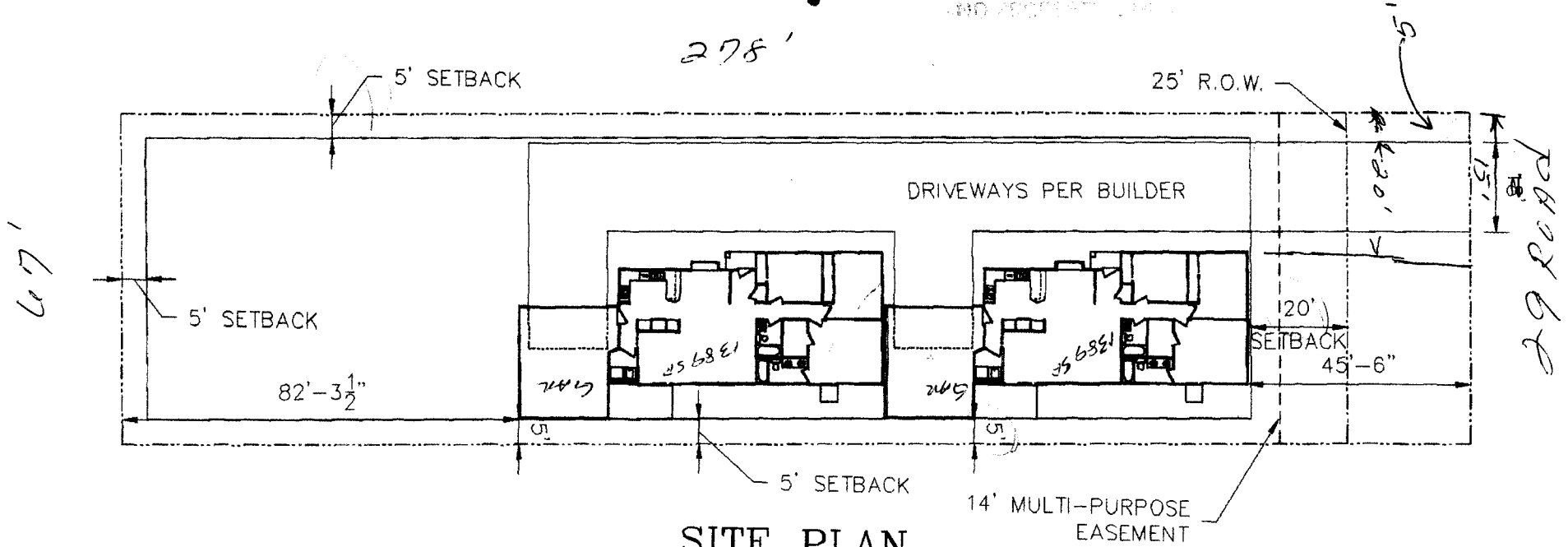
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE INFORMATION	
PARCEL NUMBER-	2943-074-00-021
ADDRESS-	527 29 ROAD
LOT SQ. FT.-	0.45 ACRES
COUNTY-	MESA
CITY-	GRAND JUNCTION
SINGLE UNIT LIVING SQ. FT.-	1389 SF
SINGLE UNIT GARAGE SQ. FT.-	441 SF
COMBINED UNITS SQ. FT. (INC. GARAGES)-	3660 SF



5/19/07  
 JAR Judah 5/4/2007

DEPT. OF PUBLIC WORKS  
 RESPONSE TO REQUEST FOR PROPOSALS  
 (LOCALITY AND COUNTY EASEMENT AND ACCEPTANCE)



**SITE PLAN**  
 SCALE: 1" = 30'