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

BLDG PERMIT NO. 106763-15442

Building Address 385 31 1/8  
 Parcel No. 2943-221-00-105  
 Subdivision Ankerlo  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel 10 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4501  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name Ankerlo Hill Dav LLC  
 Address 1204 N. 7th  
 City / State / Zip Grand Jct, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Steve Voytelle  
 Address 1204 N. 7th  
 City / State / Zip Grand Jct, CO 81501  
 Telephone 234-2000

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New Garage

**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 _____	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	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).

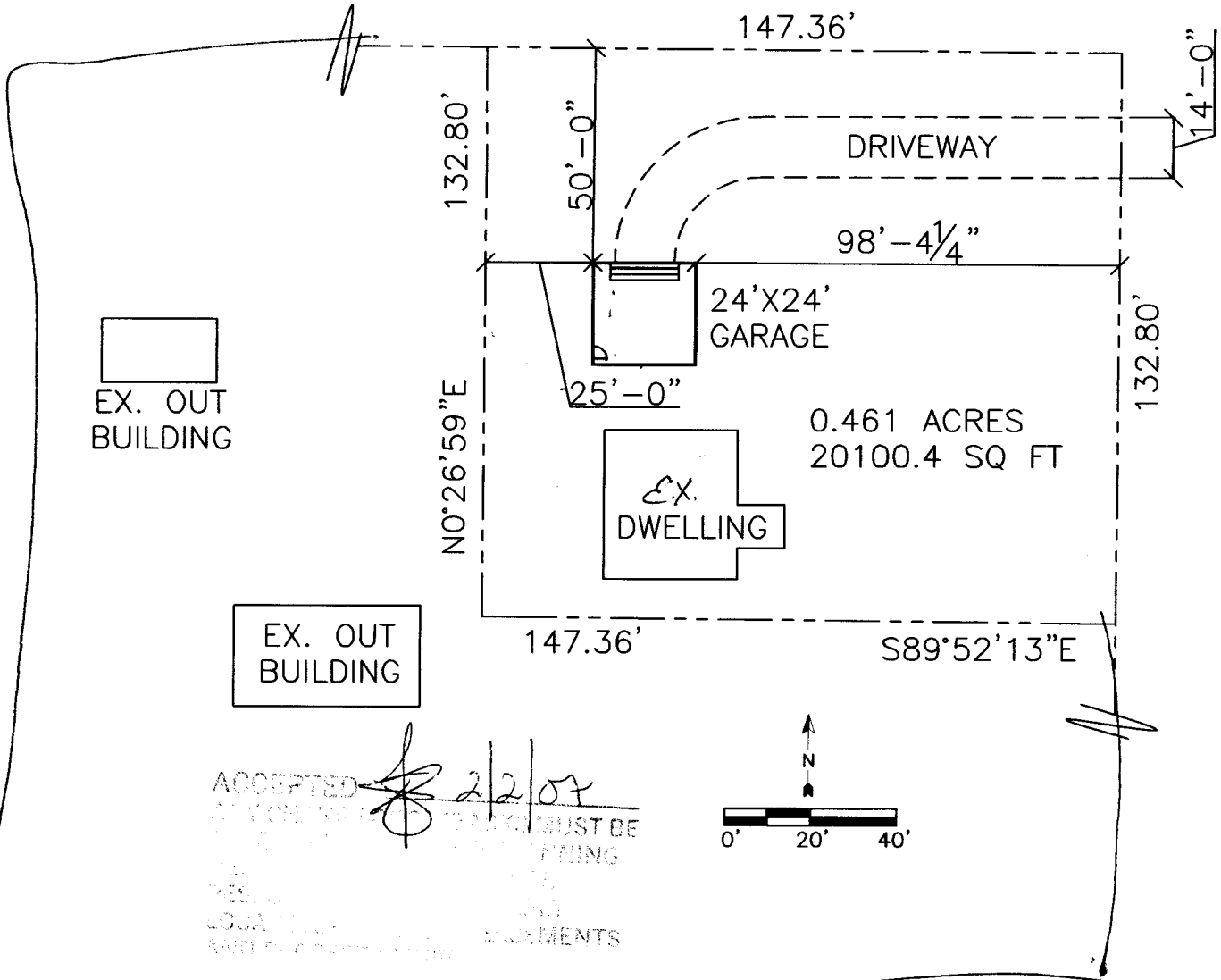
Applicant Signature [Signature] Date 2-2-07  
 Department Approval [Signature] Date 2/2/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charges swr/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-2-07</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 PLAN

DAVIDSON HOMES  
 385 31 5/8 ROAD  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-221-00-105



RSF - 4		
Minimum Setbacks		
Front 20	Side 7	Rear 25

SITE PLAN  
 SCALE: 1" = 40'-0"

ACTION ELECTRIC	7174
TOPS/GAS	2071133
TOPS/MASTER	2071134
PRECISION CONSTRUCTION	2070879

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