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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1589.00 |
| SIF \$ | 460.00 |

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

BLDG PERMIT NO. _____

PH

Building Address 414 BEAR DANCE DR. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-41-008 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2262 ϕ
 Subdivision COUNTRY PLACE ESTATES Sq. Ft. of Lot / Parcel 5579 ϕ
 Filing _____ Block A Lot 8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3262 ϕ
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name TROY GRIFFITHS
 Address 1114 N. 1ST ST. #103
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name STEVE JOSEPHS
 Address P.O. BOX 1267
 City / State / Zip GO CO 81502
 Telephone 201-4463

***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 NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "C" Driveway Location Approval BH
 (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 8-20-07
 Department Approval [Signature] Date 8/20/07

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>20581</u> |
| Utility Accounting | Date <u>8-27-07</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)

Drive OK
By
Henderson

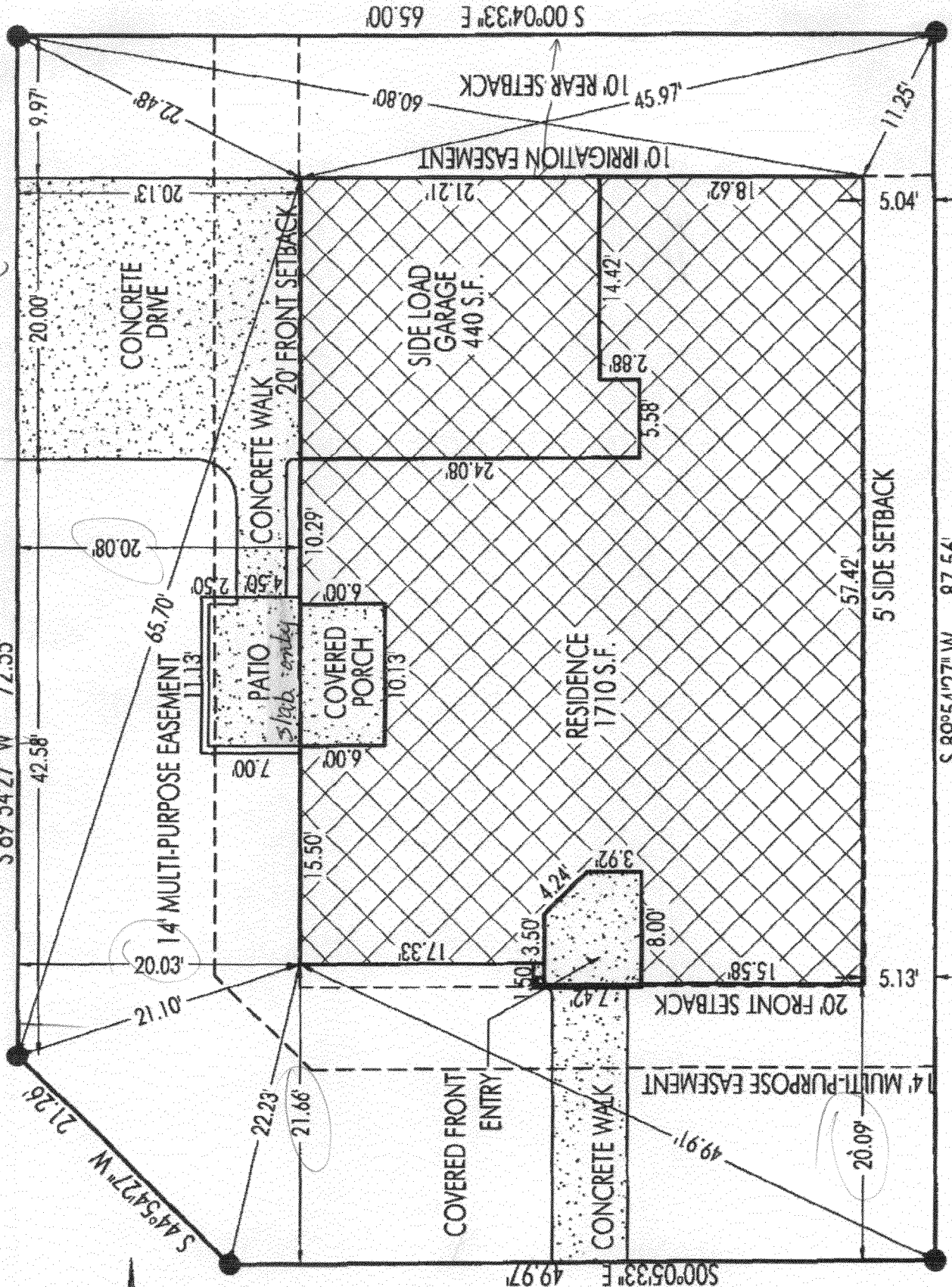
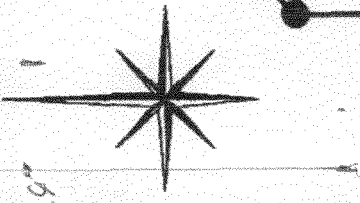
REDCLOUD LANE

S 89°54'27" W 72.55'

S 44°54'27" W 21.26'

7.9'

N



S 00°04'33" E 65.00'

10' REAR SETBACK

10' IRRIGATION EASEMENT

CONCRETE DRIVE

CONCRETE WALK

PATIO

COVERED PORCH

SIDE LOAD GARAGE
440 S.F.

RESIDENCE
1710 S.F.

COVERED FRONT ENTRY

CONCRETE WALK

20' FRONT SETBACK

5' SIDE SETBACK

BEAR DANCE DRIVE

S 00°05'33" E 49.97'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

J. H. Johnson, A. P. C.

LOT 8, BLOCK 4 COUNTRY PLACE ESTATES
S 89°54'27" W 87.56'
S 00°04'33" E 65.00'
S 00°05'33" E 49.97'
S 44°54'27" W 21.26'
S 89°54'27" W 72.55'
SITE PLAN SCALE: 1" = 10'-0"