

FEE \$ 10⁰⁰
 TCP \$ 1589⁰⁰
 SIF \$ 460⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3070 BISON AVE
 Parcel No. 2943-044-70-006
 Subdivision ORANGE GROVE
 Filing _____ Block 2 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2633
 Sq. Ft. of Lot / Parcel 10,373 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500 SF
 Height of Proposed Structure 22'0"

OWNER INFORMATION:

Name JLC CONSTRUCTION LLC
 Address 359 COLORADO AVE
 City / State / Zip G.V. CO STE 101
81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name JLC CONSTRUCTION LLC
 Address 359 COLORADO AVE
 City / State / Zip G.V. CO 81501
 Telephone 216 2544

*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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>open excavation observation by a licensed engineer required prior to foundation const.; full bsmt not permitted; half</u>		
Voting District <u>D</u>	Driveway Location Approval <u>JAR</u> (Engineer's Initials)		

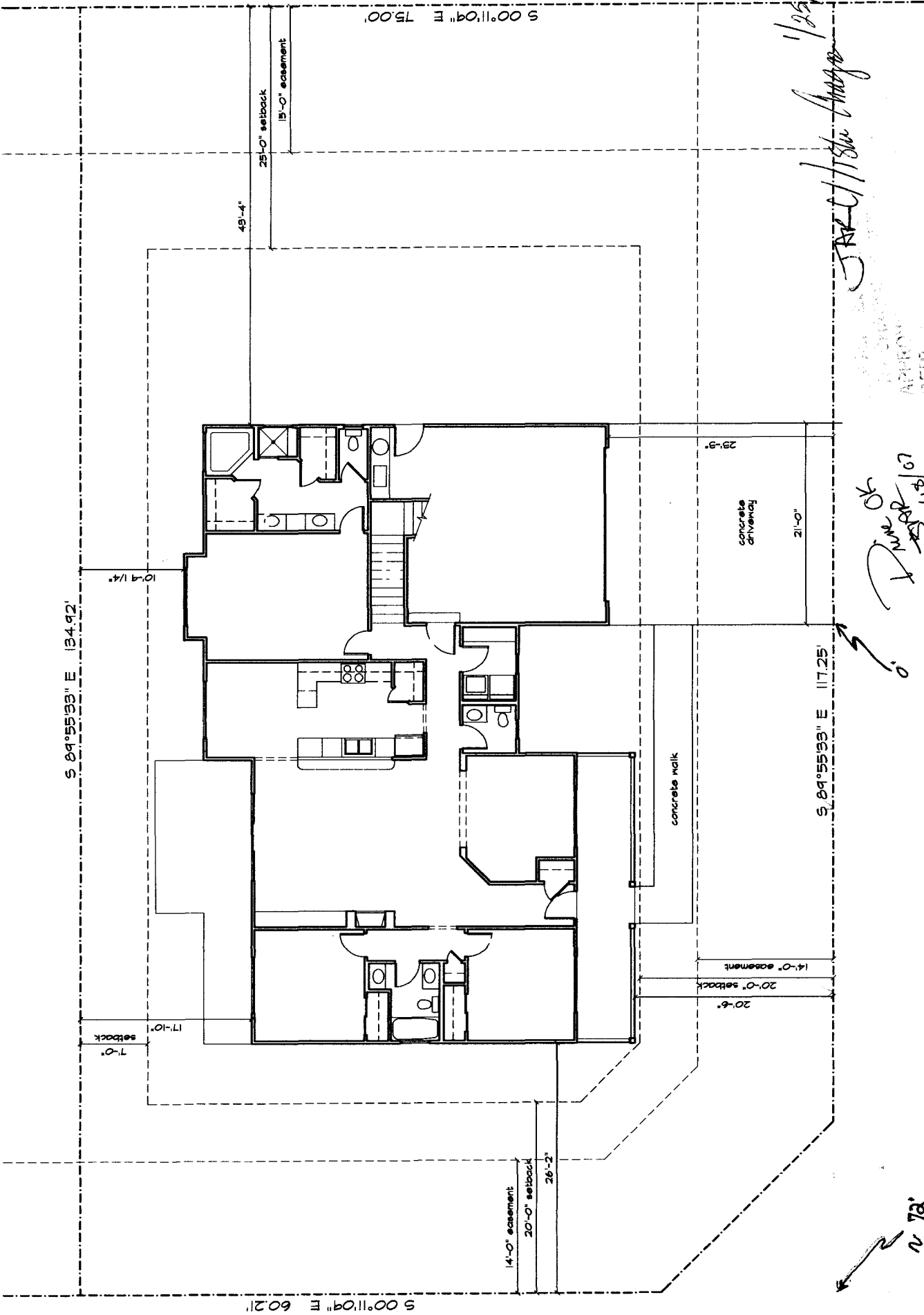
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 1-25-07
 Department Approval [Signature] Date 1-25-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19938</u>	Utility Accounting <u>[Signature]</u> Date <u>1/25/07</u>
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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)



S 89°55'33" E 134.92'

S 00°11'04" E 75.00'

43'-4"

25'-0" setback

15'-0" easement

10'-9 1/4"

7'-0" setback

17'-10"

14'-0" easement

20'-0" setback

26'-2"

concrete walk

14'-0" easement

20'-0" setback

20'-6"

23'-9"

concrete driveway

21'-0"

S 89°55'33" E 117.25'

Handwritten: JRC / Stu Amigo 1/25/07

Handwritten: Dave OK 10/12/07

Handwritten: N 78'

APPROXIMATE
DEPT
RESPONSE
LOCATE
AND PROTECT



Parcel #: 2943-044-70-006
Lot 6, Block 2