

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 726 ESTATES BLVD
 Parcel No. 2701-3AA-25-00A
 Subdivision THE ESTATES
 Filing _____ Block 3 Lot A

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 7139
 Sq. Ft. of Lot / Parcel 1.74 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 16,139
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name PRESTON + TRACY HELTON
 Address 680 TRANQUIL TRAIL
 City / State / Zip GJ CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name STEVE JOSEPHS
 Address 1195 22.5 RD
 City / State / Zip GJ CO 81505
 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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30% 570</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Fire Department Approval needed prior to issuing Planning Clearance</u>
Voting District <u>A</u> Driveway Location Approval <u>ker</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 1-4-07
 Department Approval [Signature] Date 1-8-07

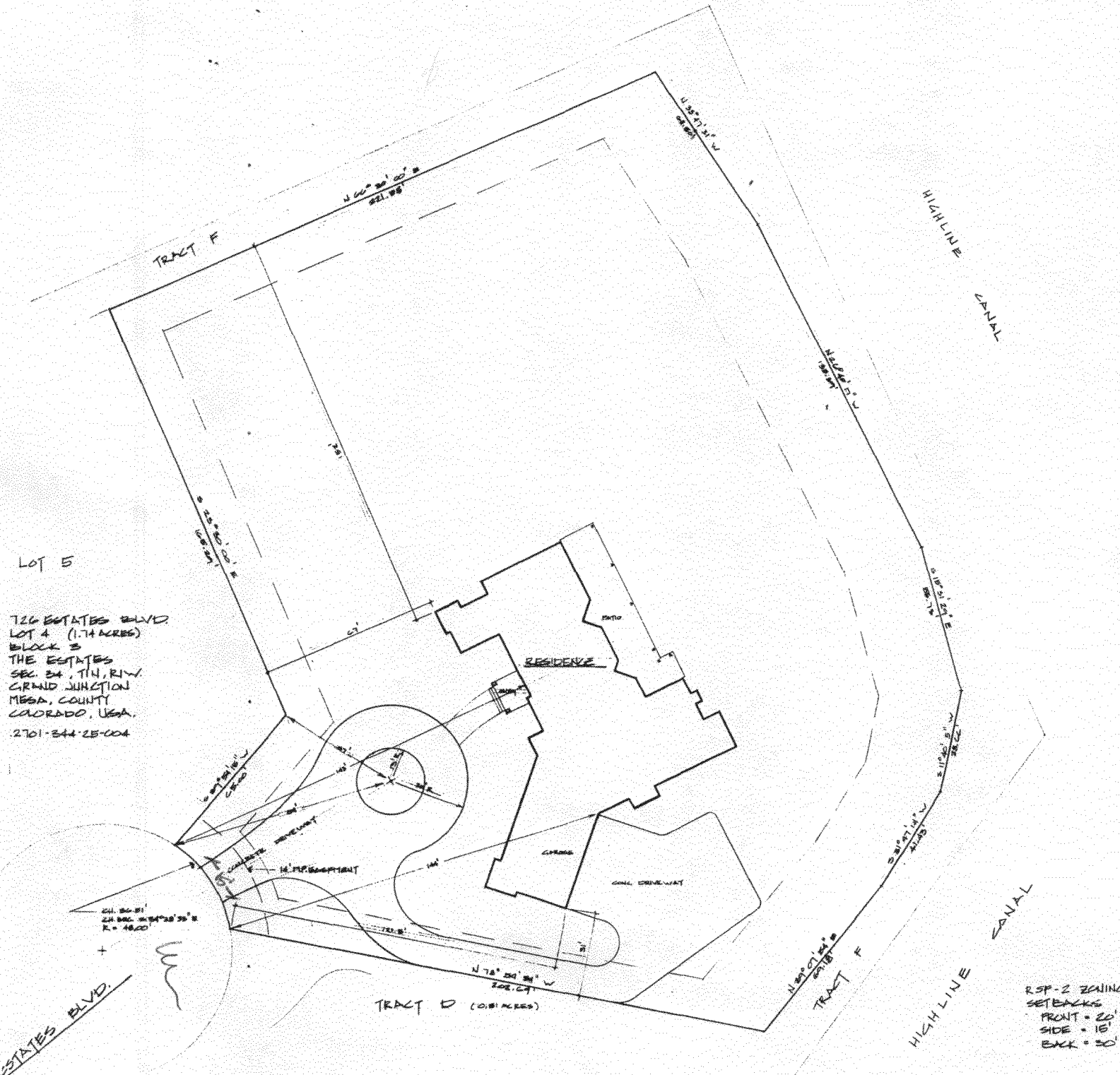
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19111</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/8/07</u>		

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)

1-8-07

Gayleen Henderson

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



726 ESTATES BLVD
LOT 4 (1.74 ACRES)
BLOCK 3
THE ESTATES
SEC. 24, T14, R1W
GRAND JUNCTION
MESA, COUNTY
COLORADO, USA.
2701-344-25-004

S I T E P L A N

SCALE 1" = 20'

