

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

**PLANNING CLEARANCE**

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

(Single Family Residential and Accessory Structures)  
Community Development Department

Building Address 3033 Mohawk Ave  
 Parcel No. 2943-162-93-002  
 Subdivision Prairie View  
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2063  
 Sq. Ft. of Lot / Parcel 7500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500  
 Height of Proposed Structure 21'

**OWNER INFORMATION:**

Name Dustin Gehrett  
 Address 465 Dodge St  
 City / State / Zip Grand Junction, CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Dustin Gehrett  
 Address 465 Dodge St  
 City / State / Zip Grand Jctn, CO 81504  
 Telephone 970-201-2088

**\*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~~1~~-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5 from PL Rear 25 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval JAR  
 (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 Dustin Gehrett Date 5/25/07  
 Department Approval W.S. Joshua Poo Date 6/7/07

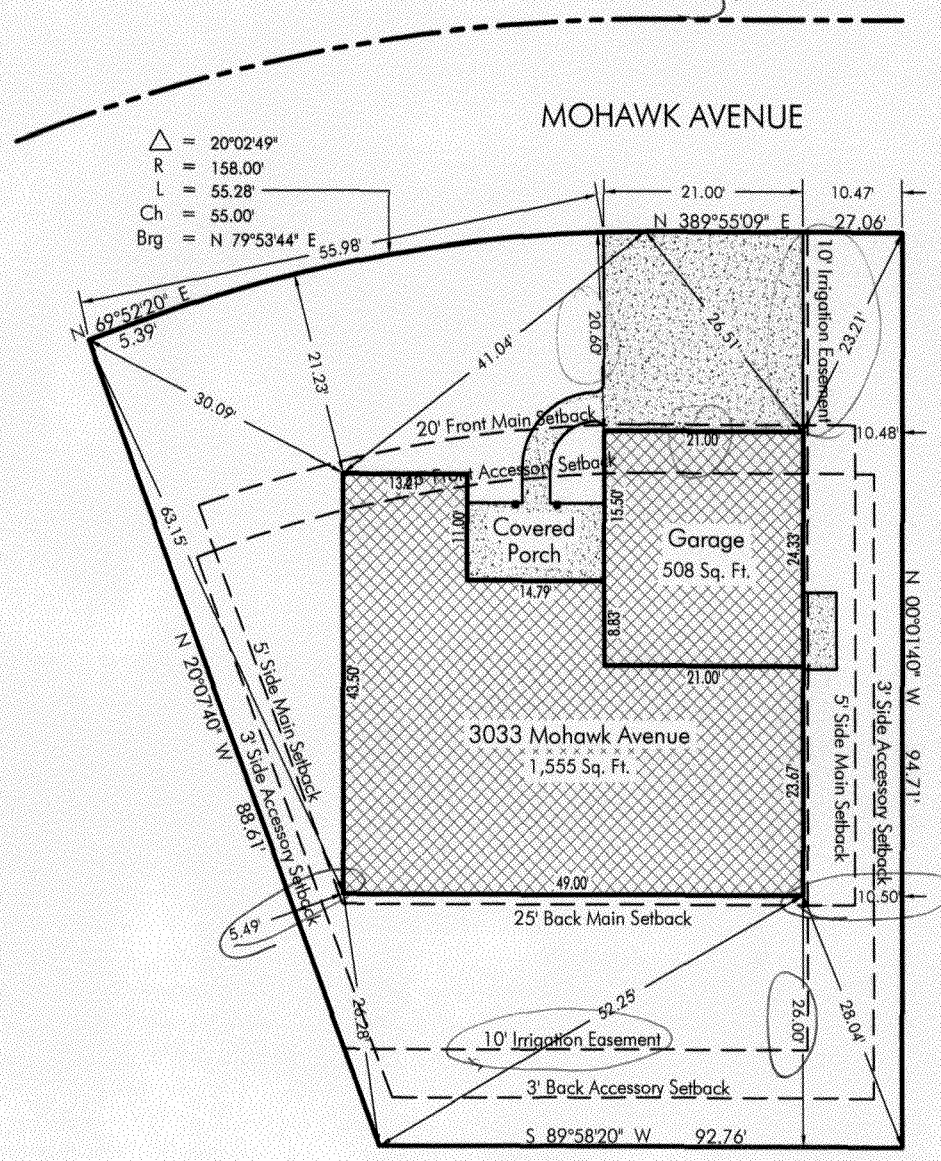
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20330  
 Utility Accounting [Signature] Date 6/7/07

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)

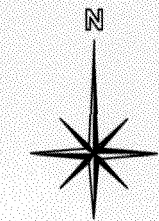
*Done OK  
JPR 6/6/07*

3033 Mohawk Avenue  
 Lot 2, Block 3 Prairie View Subdivision  
 Grand Junction, Colorado  
 TAX ID 2943-162-93-002

ACCEPTED *WS Judson Per [Signature]*  
 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



△ = 20°02'49"  
 R = 158.00'  
 L = 55.28'  
 Ch = 55.00'  
 Brg = N 79°53'44" E 55.98'



Graphic Scale  
 Scale: 1" = 20'

