

FEE \$	10
TCP \$	1589
SIF \$	460

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

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

Building Address 3027 PEARLIE VIEW DR  
 Parcel No. 2943-162-99-002  
 Subdivision PEARLIE VIEW SOUTH  
 Filing 2 Block 4 Lot 2

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1863  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name TRAVIS AND CHRISTI BROWN  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

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

**APPLICANT INFORMATION:**

Name GREG HOITZ  
 Address 3019 MILBURN  
 City / State / Zip G.J. CO 81504  
 Telephone 970-201-5567

\*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>R-5</u>	Maximum coverage of lot by structures <u>60'</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>C</u>	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 9-4-07  
 Department Approval [Signature] Date 9/12/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>0112-07</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/12/07</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)

ORR ~~9/12/04~~  
 EASEMENT  
 View

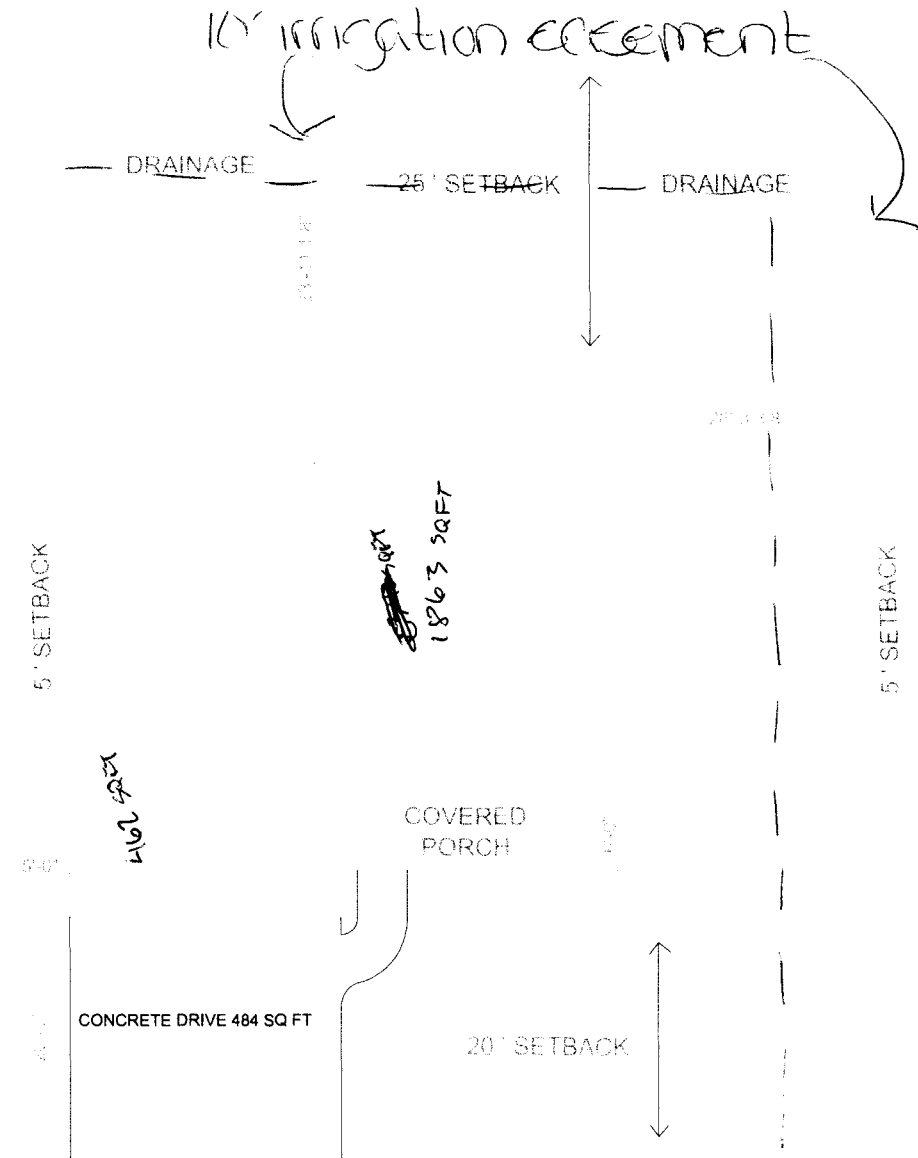
**SITE PLAN**

SCALE: 1" = 10'-0" TOTAL SQ FT = ~~2340~~  
1863

OWNER: TRAVIS AND CHRISTI BROWN

~~2340~~ SQ FT  
MONO SLAB

DESIGNED BY MIKE HAITZ  
3027 PEANUT VIEW DRIVE

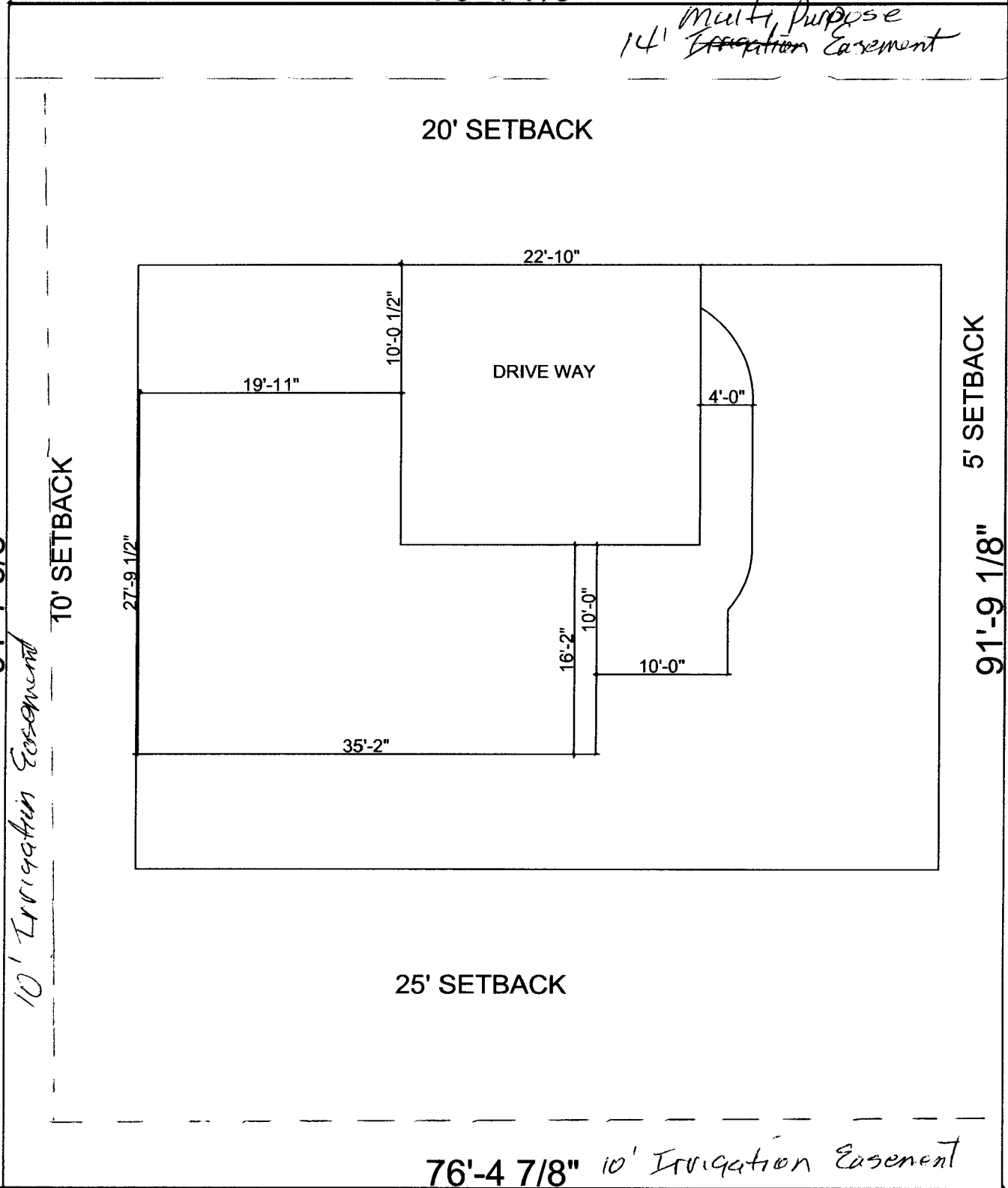


Reissued. 10/6/07

76'-1 7/8"

14' Multi Purpose  
Easement

20' SETBACK



91'-7 5/8"

10' Irrigation Easement

10' SETBACK

27'-9 1/2"

19'-11"

10'-0 1/2"

22'-10"

DRIVE WAY

4'-0"

16'-2"

10'-0"

10'-0"

35'-2"

5' SETBACK

91'-9 1/8"

25' SETBACK

76'-4 7/8" 10' Irrigation Easement

PH Wendy Spurr

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

# SITE PLAN

SCALE: 1/16" = 1'-0"

3027 Prairie View Drive