

FEE \$ 10⁰⁰
 TCP \$ 1589.00 pd
 SIF \$ 400.00 pd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 525 Reed Mesa Rd G.J. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-073-39-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPRX 2800 Sq Ft
 Subdivision Schroeder Sub Sq. Ft. of Lot / Parcel 13,600 Sq Ft
 Filing _____ Block _____ Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPRX 3900 Sq Ft
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Jay Ketchum
 Address 25 Rd.
 City / State / Zip Grand Jet, Co 81505

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

APPLICANT INFORMATION:

Name Dorsey Custom Homes
 Address P.O. Box 40483
 City / State / Zip Grand Jet, Co 81504
 Telephone 970-986-1783

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>R5F-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>30'</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>1 space</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>A</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).

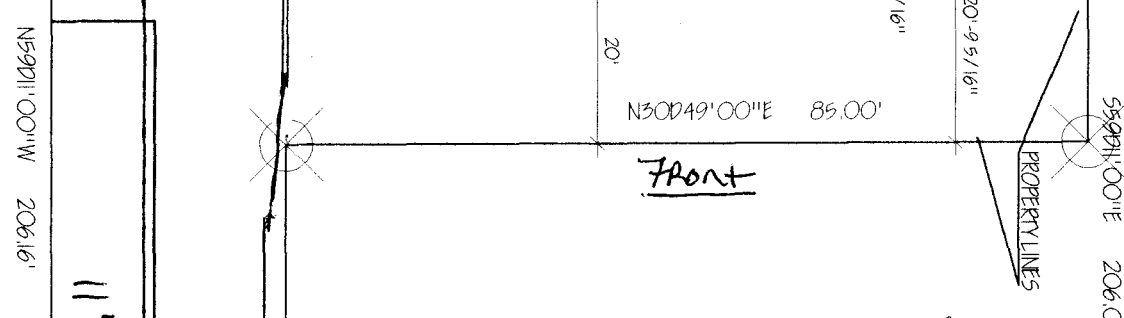
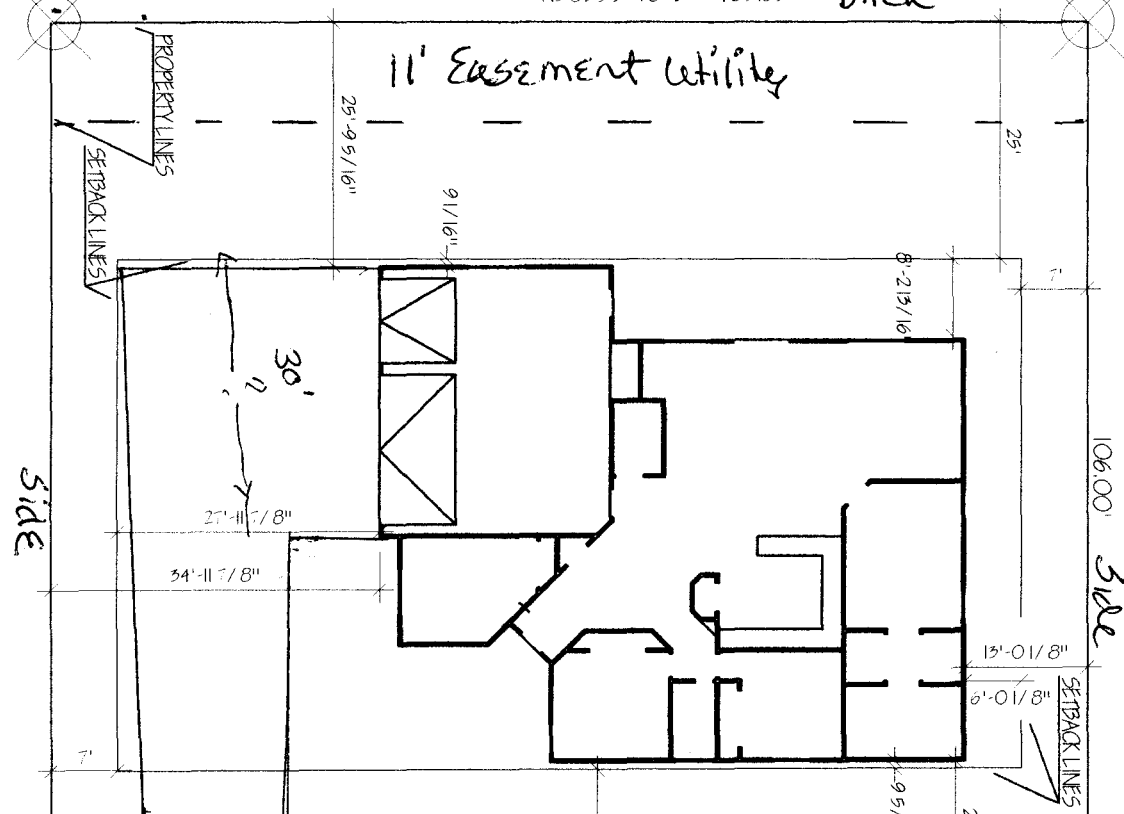
Applicant Signature Robert Dorsey Date 3-19-07
 Department Approval W.S. Ullrich Date 3/29/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20089</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/07</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)

N30D59'40"E 109.65' Back

11' Easement Utility



PREPARED BY *W. S. Usher*
 ALL TRACKS MUST BE
 PLANNED AND LAYING
 EASEMENTS
 AND PROPERTY LINES

527 REED MESA
 LOT #2 REED MESA
 PLOT PLAN

14' Multi Purpose Easement

14' Multi Purpose Easement

525 Reed Mesa Rd G.S. 81573
 Tax # 2945-073 - 39-002
 Lot # 2

N30D49'00"E 25.00'
 REED MESA RD.