

FEE \$ 1.00<sup>00</sup>  
 TCP \$ 1589.00 pd  
 SIF \$ 400.00 pd

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

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

Building Address 527 Reed Mesa Rd G.J. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-013-39-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPRX 2300 Sq. Ft.  
 Subdivision Schroeder Sub Sq. Ft. of Lot / Parcel 9068 Sq. Ft.  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPRX 3800 Sq. Ft.  
 Height of Proposed Structure 19'

**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): \_\_\_\_\_

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>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 <u>X</u> NO _____		
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 _____		
Voting District <u>A</u>	Driveway Location Approval <u>WJ</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 Robert Dorsey Date 3-19-07  
 Department Approval WJ/Ishe 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>20090</u>
Utility Accounting <u>WJ</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)

559D11'00"E 206.00'

100.00'

PROPERTY LINES

PROPERTY LINES

SETBACK LINES

525 REED MESA  
LOT #1 REED MESA  
PLOT PLAN

527 Reed Mesa Rd  
TAX # 2945-073-39-001  
Lot #1

14' Multi Purpose  
EASEMENT

Back

N30D49'00"E 85.00'

25'

85.00'

N30D49'00"E

Front

REED MESA RD.

*US 4/15/14 Oregon*  
MUST BE  
UNING  
OPERL  
EASEMENT

41/4"

20'

DRIVEWAY  
29'0"

PROPERTY LINES

SETBACK LINES

7'

8'-7 3/4"

1'-10 1/2"

4"

N59D11'00"W

106.68'

20'-4"