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

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

Building Address 661 24 1/2 Rd.  
 Parcel No. 2945-072-00-154  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 3  
 Sq. Ft. of Existing Bldgs 7645 Sq. Ft. Proposed 1900  
 Sq. Ft. of Lot / Parcel 105,371  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 8628  
 Height of Proposed Structure 14 Feet

**OWNER INFORMATION:**

Name Brent Gale  
 Address 661 24 1/2 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): wall in existing carport - Goodwin septic -

**APPLICANT INFORMATION:**

Name TPI Industrial, Inc  
 Address 2971 River Rd Unit A  
 City / State / Zip Grand Jet., CO 81505  
 Telephone 293-4642 c 980-5404

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: existing principle structure = 2545 #  
75% of principle = 1900 #

**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-12 Maximum coverage of lot by structures 75%  
 SETBACKS: Front 35 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 3 from PL Rear 5 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40 Special Conditions Not to be used  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) FB For expansion of legal non-conforming

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 Mike Drake - TPI Date 4/15/08  
 Department Approval Paul Hornbeck Date 4/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>0</u>	W/O No.
Utility Accounting	<u>Beasley</u>		Date <u>4/15/08</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)

*Subash A. Rice*  
ACCEPTED  
PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

ACCEPTED *Paul Horned* 4/15/08  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

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*ext 1/2 Road* →

