

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

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

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

*R*

Building Address 610 28 3/4 Rd. G.I. Co. 81506 No. of Existing Bldgs NA No. Proposed 1 (not garage)  
 Parcel No. 2943-064-50-002 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision HA Sq. Ft. of Lot / Parcel 36,105.6 0.83 ac.  
 Filing NA Block — Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & ImperVIOUS Surface (Total Existing & Proposed) 3,397 w/ garage +  
 Height of Proposed Structure 20'6" *conv (1536#) = 4933#*

**OWNER INFORMATION:**

Name Robert + Rebecca Dorsey  
 Address 612 28 3/4 Rd.  
 City / State / Zip G.I. Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name 1 home  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 986-1785 Cel. 970-242-2300

**\*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 <u>Additional clearance</u>		
Voting District <u>D</u>	Driveway Location Approval <u>PH</u> <i>required for other structure prior to building.</i>		
	(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).

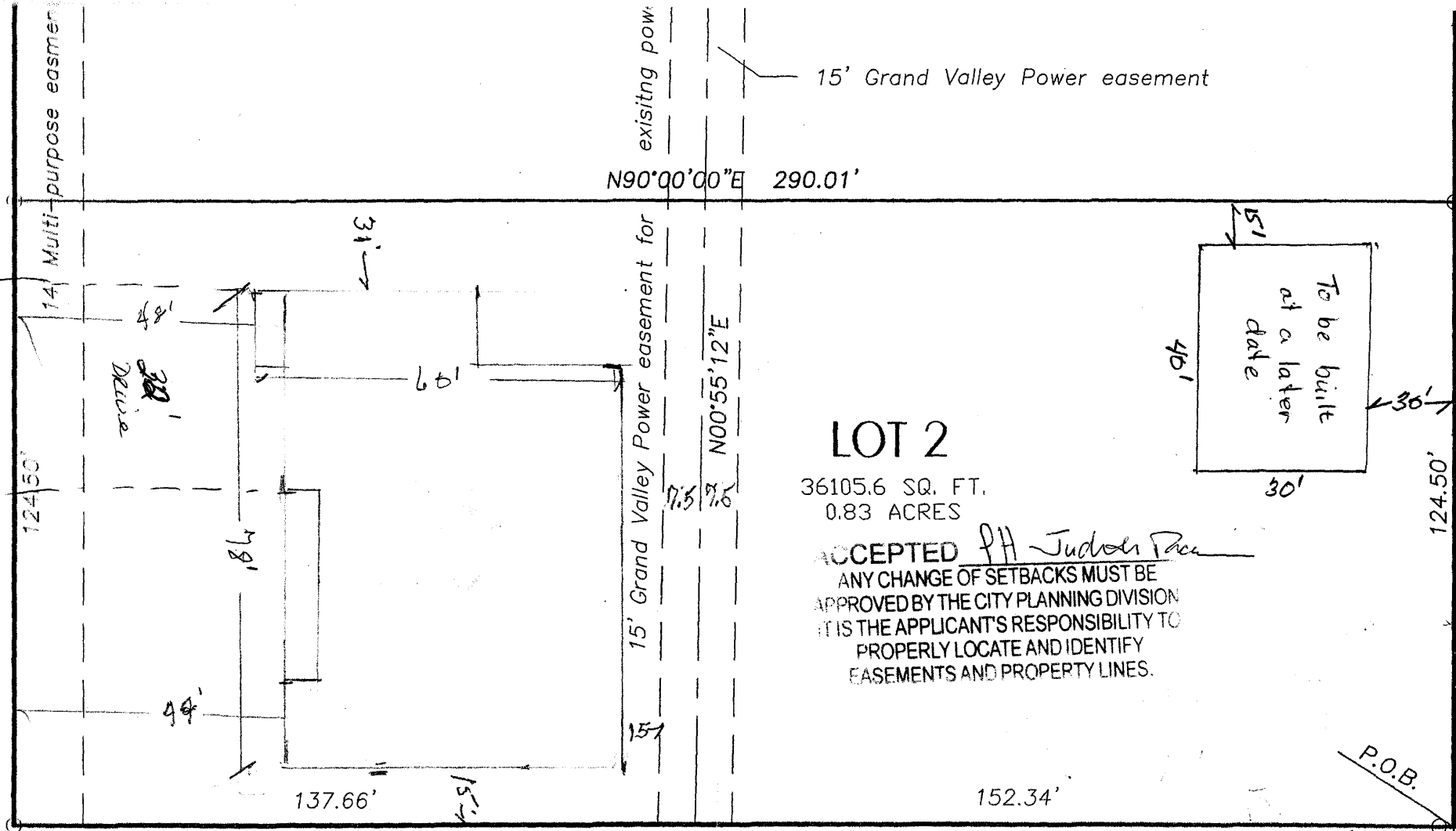
Applicant Signature R. Dorsey Date 3-31-08  
 Department Approval PH Judith P. Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20958</u>
Utility Accounting <u>Y Bensley</u>	Date <u>3/31/08</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)

28 3/4 R.D.  
10'

N00°00'00"E 264.00'



N90°00'00"E 290.01'

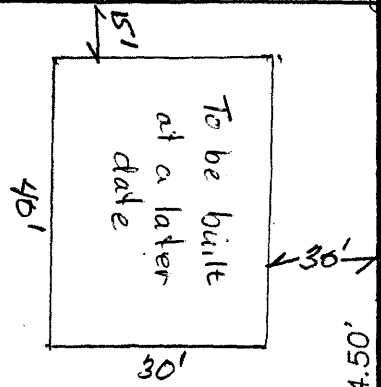
15' Grand Valley Power easement

existing pow.  
N90°00'00"E 290.01'  
15' Grand Valley Power easement for  
N00°55'12"E 7.5'

### LOT 2

36105.6 SQ. FT.  
0.83 ACRES

ACCEPTED *PH Judith Price*  
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.



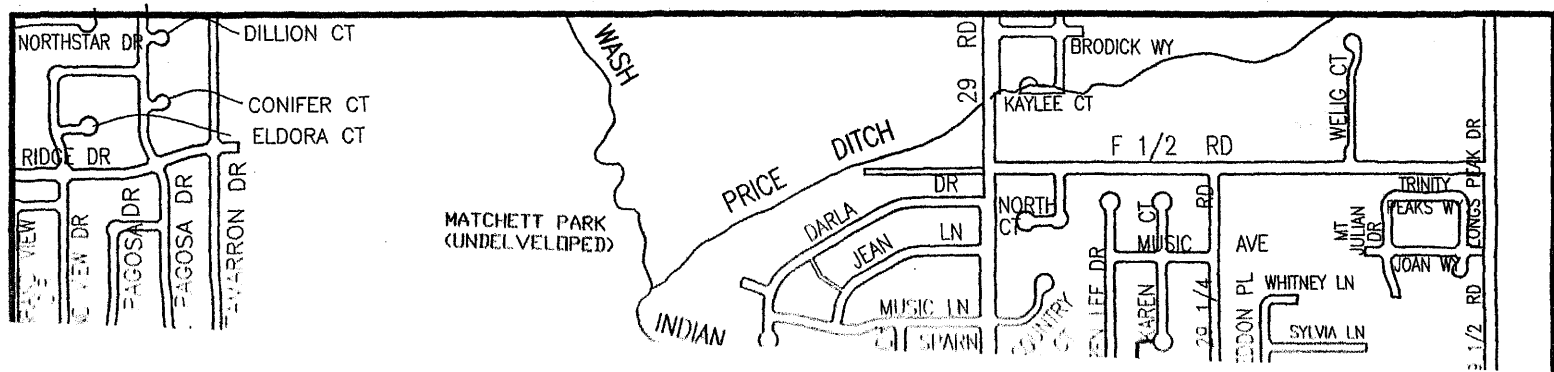
137.66'

152.34'

N90°00'00"W 290.00'

608 28 3/4 ROAD  
2943-064-00-072

SET 3.0' W.C.  
FALLS 3.0' N90°W  
of Property Cor.



20' Utility, Irrigation & drainage easement  
RECESSION NO 1143368

S00°00'16"W 264.00'