

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 12179-71331
Removed 6/20/08

Building Address 1010 28³/₄ Rd No. of Existing Bldgs how No. Proposed _____
 Parcel No. 2943-064-50-002 Sq. Ft. of Existing Bldgs 2340 Sq. Ft. Proposed 1720
 Subdivision Becky's Sq. Ft. of Lot / Parcel .83 acre
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Robert J. Dury
 Address 612 28³/₄ Rd
 City / State / Zip 55-Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 986-1785

***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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5/3 from PL Rear 25/5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions Shop not to be used for commercial use.
 Voting District _____ 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 J. Dury Date 6-4-08
 Department Approval fat Dunlop Date 6/4/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Shop only</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>6/4/08</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)

N00°00'00"E 264.00'

14' Multi-purpose easement

124
67
67
36
31
67
67

existing power

N90°00'00"E 290.01'

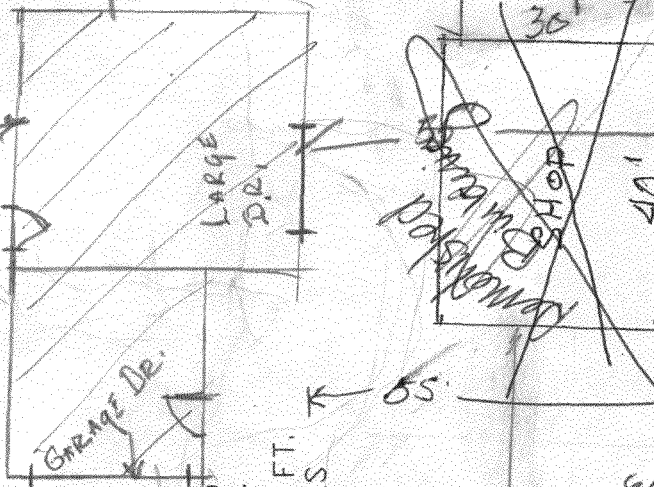
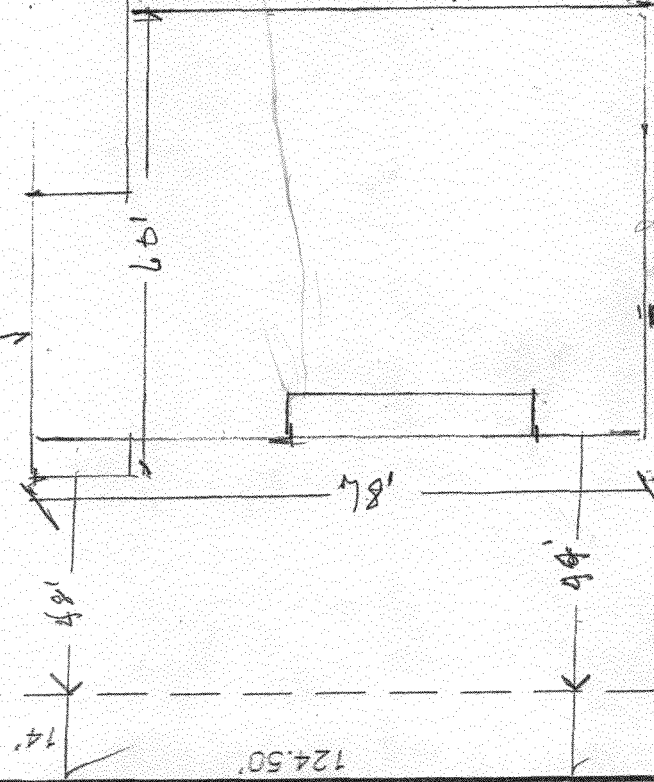
15' Grand Valley Power easement for

N00°55'12"E

36105.6 SQ. FT.
0.83 ACRES

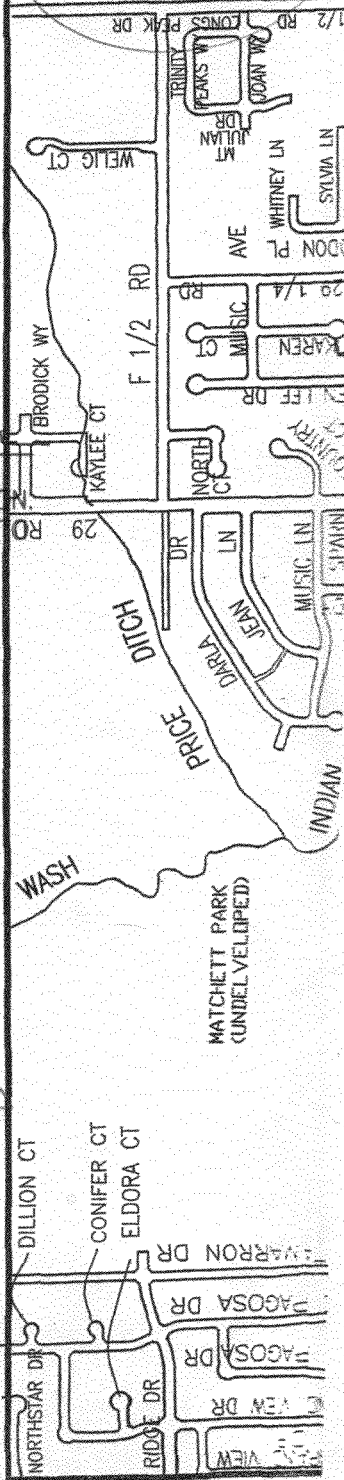
LOT 2

PR 7/8 28



ACCEPTED *John A. P...*
 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.

Revised
6/20/08
JAR



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

N90°00'00"W 290.00'

6/20/08

INDIAN A. P...

290.00'

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