

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 736 Beaver Lodge, GJ, Co
 Parcel No. 2701-344-34-005
 Subdivision Blue Heron Subdivision
 Filing _____ Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 2500
 Sq. Ft. of Lot / Parcel 12,089
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) Approx 3850 sq ft
 Height of Proposed Structure Approx 22'

OWNER INFORMATION:

Name Jay Ketchum
 Address 25 Pearl
 City / State / Zip Grand Jct, 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 + Framing LLC
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504
 Telephone 986-1783

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

NOTES: Not in Floodplain

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 PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</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	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>"B"</u> Driveway Location Approval <u>gld</u> (Engineer's Initials)	Special Conditions <u>PAID</u>		

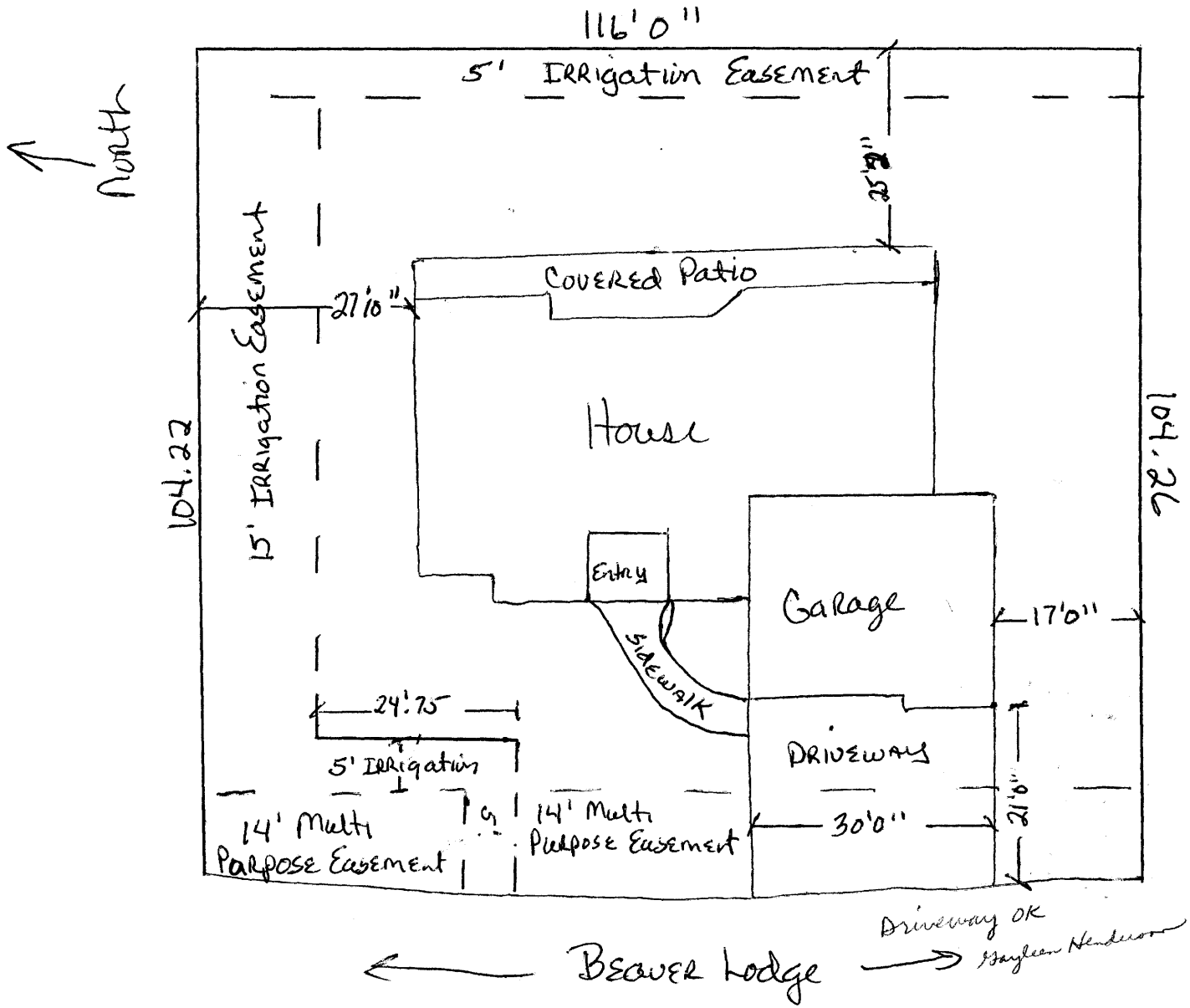
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Dey Date 9-20-08
 Planning Approval gld Date 9/22/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O No. <u>21258</u>
Utility Accounting <u>UBeasley</u> Date <u>10/21/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



736 BEAVER Lodge
 Grand Jct, Co 81505
 Blue Heron Subdivision
 Lot #5, Block #2
 TAX # 2701-344-34-005

ACCEPTED BY Pat Decker 9/2/08
 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.

EGRET CIRCLE

S 00°28'30" E 171.46'

14' MULTIPURPOSE-EASEMENT

LOT 10
BLOCK 2
13813 SQ. FT.
0.32 ACRES

743
LOT 2
12892 SQ. FT.
0.29 ACRES

739
LOT 4
12324 SQ. FT.
0.28 ACRES

737
LOT 6
14470 SQ. FT.
0.33 ACRES

738
LOT 3
14274 SQ. FT.
0.33 ACRES

732
LOT 5
BLOCK 2
12689 SQ. FT.
0.29 ACRES

734
LOT 7
13050 SQ. FT.
0.30 ACRES

ER LODGE

E 141.85'

737
LOT 4
12930 SQ. FT.
0.30 ACRES

736
LOT 5
BLOCK 3
13287 SQ. FT.
0.30 ACRES

733
LOT 6
11381 SQ. FT.
0.26 ACRES

731
LOT 7
11742 SQ. FT.
0.27 ACRES

LEACH CREEK

TRACT A
TRAIL EASEMENT
169441 SQ. FT.
3.88 ACRES

EAST LINE OF WILSON RANCH
FILING NO. FOUR

15' UTILITY EASEMENT
PLAT BOOK 14
PAGES 287-288

S00°04'30"W 1234.53'

S00°04'30"W 1319.85'

LOT 1 BLOCK 1

WILSON RANCH FILING FOUR
PLAT. BOOK 14

SUNPOINTE NORTH
 AT BOOK 13 PAGE 319
 RECEPTION NUMBER 1394537
 LOT 8 LOT 7

BOOK 2750
 PAGES 218-219
 LOT 6

ED M. CAMPBELL
 E 471
 20' W.C.

GRAND VALLEY

HIGHLINE CANAL
 E.E. JAYNES
 BOOK 55 PAGE 357

TRACT E
 11005 SQ. FT.
 0.25 ACRES

152°W 175.00'
 152°E 167.90'
 63.10'
 45.28'
 N10°12'06"E 165.00'
 S10°12'08"W 199.00'
 723.71'

N30°07'52"W 182.00'
 S30°07'52"E 192.85'
 192.85'

N48°37'52"W
 S48°37'52"E
 11.18'
 47.03'
 10' DRAINAGE & IRRIGATION EASEMENT

10' DRAINAGE & IRRIGATION EASEMENT

5' IRRIGATION EASEMENT

LOT 7
 15191 SQ. FT.
 0.35 ACRES

LOT 6
 BLOCK 1
 19245 SQ. FT.
 0.44 ACRES

10' UTILITY EASEMENT (FOR GWS)

LOT 8
 13680 SQ. FT.
 0.32 ACRES

LOT 4
 BLOCK 1
 12425 SQ. FT.
 0.28 ACRES

LOT 5
 15139 SQ. FT.
 0.35 ACRES

LOT 9
 12653 SQ. FT.
 0.29 ACRES

LOT 10
 BLOCK 2
 13913 SQ. FT.
 0.32 ACRES

LOT 10
 12436 SQ. FT.
 0.29 ACRES

LOT 10
 12436 SQ. FT.
 0.29 ACRES

EGRET CIRCLE

LOT 2
 12802 SQ. FT.
 0.28 ACRES

LOT 4
 12324 SQ. FT.
 0.28 ACRES

LOT 6
 14470 SQ. FT.
 0.33 ACRES

LOT 9
 13685 SQ. FT.
 0.31 ACRES

45

740

740

742

740

737

735

734

732

730

728

738

738

734

734

732

732

BEAVER LODGE

LOT 4
 12930 SQ. FT.
 0.30 ACRES

LOT 5
 BLOCK 3
 13207 SQ. FT.
 0.30 ACRES

LOT 6
 11381 SQ. FT.
 0.26 ACRES

LOT 7
 11742 SQ. FT.
 0.27 ACRES

LOT 8
 11880 SQ. FT.
 0.27 ACRES

LOT 9
 12843 SQ. FT.
 0.30 ACRES

739

737

737

737

735

733

731

739

727

LEACH CREEK

TRACT A
 TRAIL EASEMENT
 169441 SQ. FT.
 3.89 ACRES

WEST LINE NE1/4 SE1/4 SECTION

EAST LINE OF WILSON RANCH
 FILING NO. FOUR

S00°04'39"W 1234.53'
 S00°04'39"W 1319.86'

OPEN SPACE

15' UTILITY EASEMENT
 PLAT BOOK 14
 PAGES 297-298
 LOT 1 BLOCK 1

WILSON RANCH FILING FOUR
 PLAT BOOK 14 PAGES 297-298

WILSON RANCH
 PLAT BOOK 13 P.
 RECEPTION NUMB

14' MULTIPURPOSE EASEMENT
 PLAT BOOK 14 PAGES 297-298

15' UTILITY EASEMENT
 PLAT BOOK 14 PAGES 297-298

LOT 7
 BLOCK 3
 LOT 6

