

FEE \$ 10<sup>00</sup>  
 TCP \$ —  
 SIF \$ —

# PLANNING CLEARANCE

BLDG PERMIT NO. 51

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

MSP-2009-249  
 Zoning

**DEFERRED FEES**

PC#-2011-117  
 Building Address 670 29.5 Road <sup>4504</sup>

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-051-9A-002

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4880

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel TBD APPROX .82 Acres

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Height of Proposed Structure ≤ 35'

Name BLUE HERON DEVELOPMENT, LLC

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2070 F<sup>3</sup>/<sub>4</sub> RD

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

City / State / Zip GT, CO 81507

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name Colorado West Development LLC

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

Address 1015 N. 7th Street

City / State / Zip GT, CO 81501

NOTES: Foundation Only request

Telephone 970-242-3647

**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 R-5' Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' 1/3 from PL Rear 25' 1/3 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X

Maximum Height of Structure(s) 35' Parking Requirement 3

Voting District D Driveway Location Approval 4/11 (Engineer's Initials) Special Conditions FOUNDATION ONLY

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).

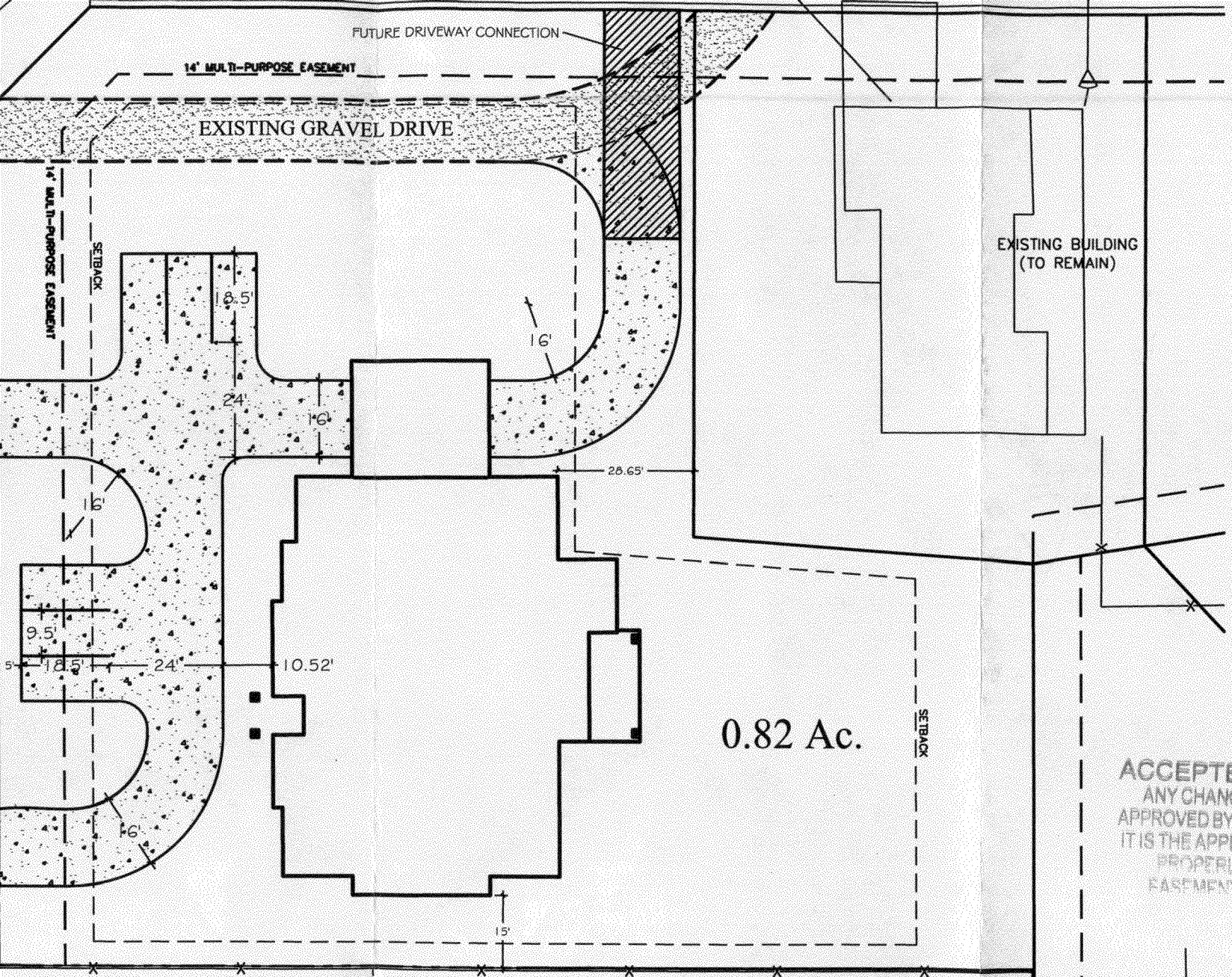
Applicant Signature \_\_\_\_\_ Date 12/16/09

Planning Approval Ante Pastello Date 12/16/09

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 21577

Utility Accounting Chandler Date 12/22/09

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)



FUTURE DRIVEWAY CONNECTION

14' MULTI-PURPOSE EASEMENT

EXISTING GRAVEL DRIVE

14' MULTI-PURPOSE EASEMENT

SETBACK

8.5'

16'

24'

16'

28.65'

EXISTING BUILDING  
(TO REMAIN)

16'

9.5'

18.5'

24'

10.52'

0.82 Ac.

SETBACK

15'

N89°46'53"W 245.03'

GERALD W STONE AND JUDITH L

2943-051-00-121

ZONED RMF-5

NORTH

EASEMENT

ACCEPTED *SUC 12/16/09*  
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.