

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

~~DEFERRED~~

BLDG PERMIT NO. MSP-2009-248

Building Address 670 29.5 Road

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2743-051-91-002

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4850

Subdivision _____

Sq. Ft. of Lot / Parcel .82 Acres

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 13%

OWNER INFORMATION:

Name BLUE HERON DEVELOPMENT, LLC

Height of Proposed Structure 35'

Address 2070 F³/₄ RD

DESCRIPTION OF WORK & INTENDED USE:

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

City / State / Zip Grand Jct, CO 81507

APPLICANT INFORMATION:

Name Colorado West Development, LLC

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Green Home / SIBED

Address 1015 N. 7th Street

City / State / Zip Grand Junction, CO 81501

NOTES: _____

Telephone 970 270 9985

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 NO _____

Side 5' from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO

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

Voting District D Driveway Location Approval [Signature] Special Conditions _____
(Engineer's Initials)

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 12/31/09 **PAID**

Planning Approval [Signature] Date 12/31/09 **MAR 08 2010**

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No <u>215 77</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/31/09</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)

(FUTURE) CATTAIL CREEK DR.

FUTURE DRIVEWAY CONNECTION

14' MULTI-PURPOSE EASEMENT

EXISTING GRAVEL DRIVE

EXISTING BUILDING
(TO REMAIN)

14' MULTI-PURPOSE EASEMENT

SETBACK

18.5'

16'

24'

16'

28.65'

6'

9.5'

18.5'

24'

10.52'

0.82 Ac.

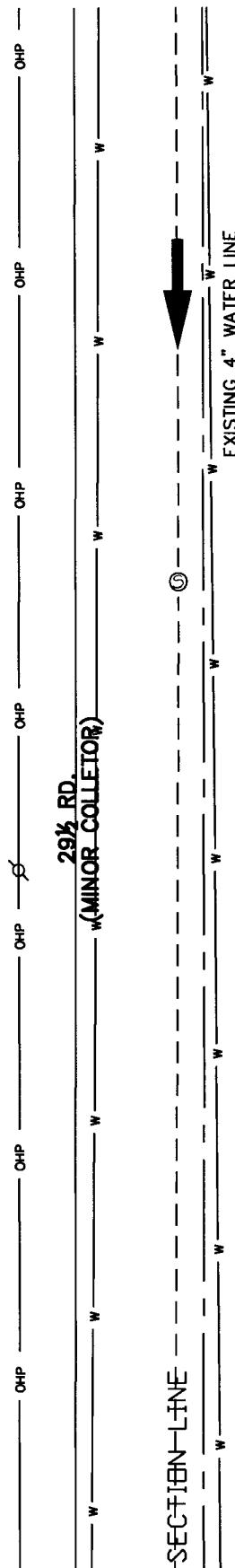
SETBACK

GERALD W STONE AND JUDITH L

2943-051-00-121

ZONED RMF-5

N89°46'53"W 245.03'



ACCEPTED *SLC 12/31/09*
 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 SETBACK LINES.

GROUP HOME AT CATTAIL CREEK - SITE PLAN



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