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|--------|------|
| FEE \$ | 20 |
| TCP \$ | 2554 |
| SIF \$ | 460 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 186 Falcon Ridge Drive, GS Co
81503
Parcel No. 2943-311-35-006
Subdivision O.M. Family Estates
Filing 1 Block _____ Lot 6

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 3000
Sq. Ft. of Lot / Parcel Approx 17,336 sq ft 21⁰²
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) Approx 3800 sq ft
Height of Proposed Structure 27'

OWNER INFORMATION:

Name Mr + Mrs Gentry
Address 877 Jasper Drive
City / State / Zip Fluita, Co 81526

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 Jet, Co 81504
Telephone 986-1783

*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 PLANNING STAFF

ZONE R2 Maximum coverage of lot by structures 30
SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
Side 15 from PL Rear 30 from PL Floodplain Certificate Required: YES _____ NO
Maximum Height of Structure(s) 35 Parking Requirement 2
Voting District E 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.

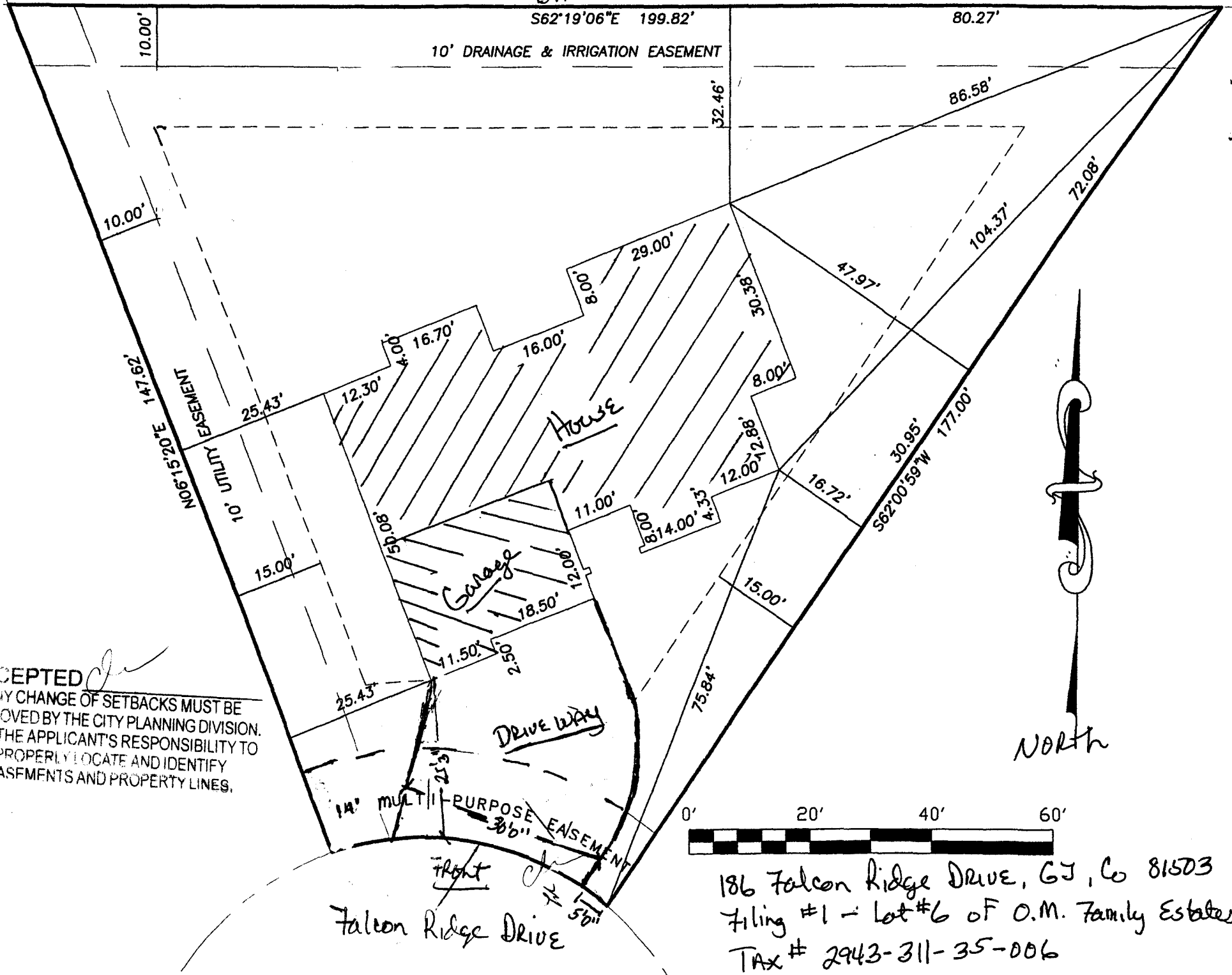
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7-7-09
Planning Approval [Signature] Date 7/8/09

| | | | |
|--|---------------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>OMSD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/14/09</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)

-BACK-



ACCEPTED *[Signature]*
 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.

186 Falcon Ridge Drive, GJ, Co 81503
 Filing #1 - Lot #6 of O.M. Family Estates
 Tax # 2943-311-35-006