

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2526 G Rd  
 Parcel No. 2701-343-38-001  
 Subdivision Thunderidge Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

No. of Existing Bldgs 5 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 635  
 Sq. Ft. of Lot / Parcel 102,278.00  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Nancy Eaton  
 Address 2526 G Rd  
 City / State / Zip GT, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

**PAID**

NOTES: Addition on Dining, Living, Bedroom, Bath - Sewage + Gas to house

**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-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 40' Parking Requirement 2  
 Voting District \_\_\_\_\_ Driveway Location Approval AIT 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).

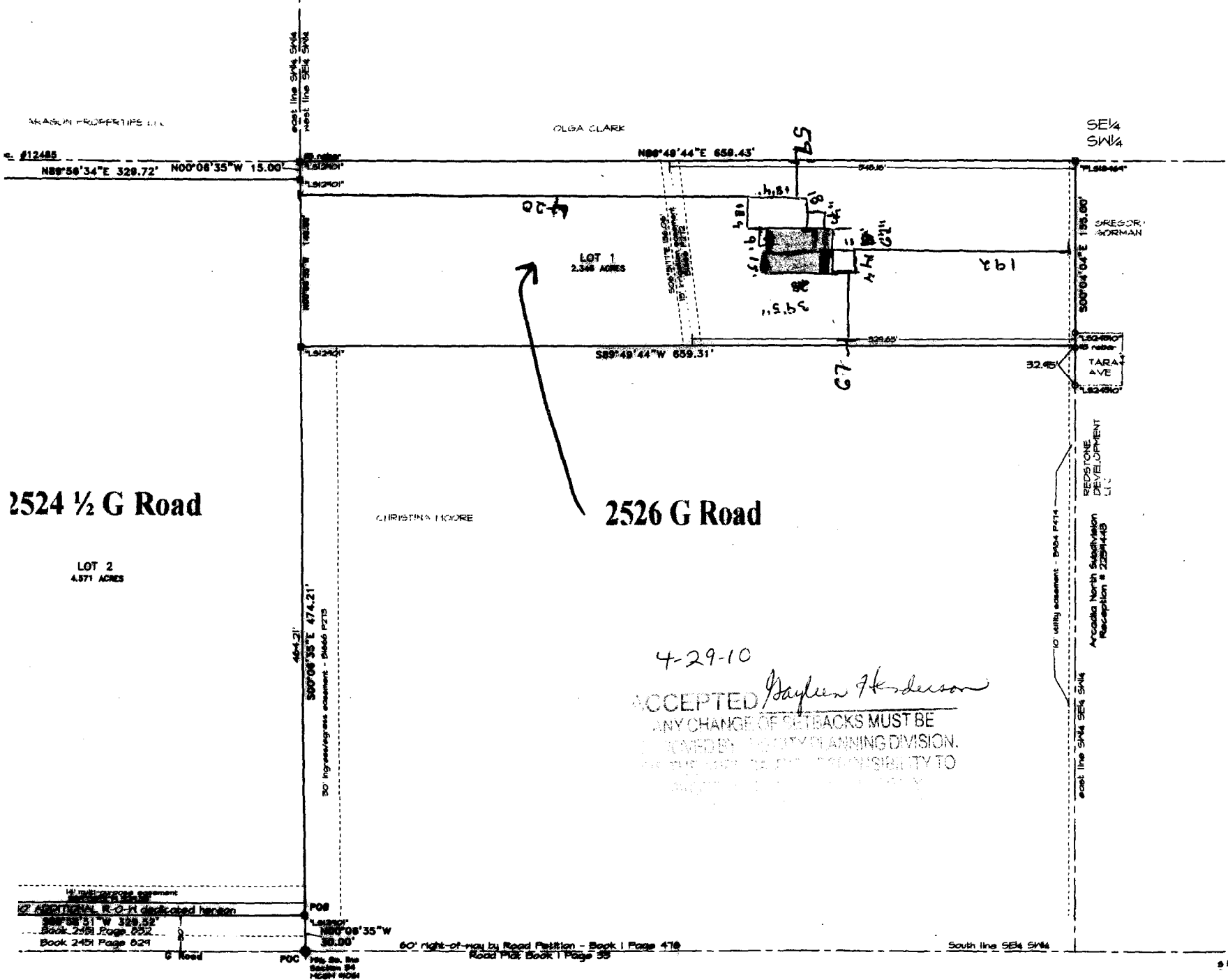
Applicant Signature Jay Veitenheimer Date 4-29-10  
 Planning Approval Gaylen Henderson Date 4-29-10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 21655  
 Utility Accounting T. Beverly Date 4/29/10

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)

# THUNDERIDGE SUBDIVISION

The East half of Lot 64, Pomona Park Subdivision and a part of  
S1/2 SW1/4 Section 34, Township 1 North, Range 1 West, Ute Meridian  
City of Grand Junction, County of Mesa, State of Colorado



**BASIS OF E**  
The bearing of the lines by GPS obs Survey Mark subdivision of Section 34, Township 1 North, Range 1 West, Ute Meridian. This line box



**LEGEND**

- ◆ found Mesa County
- found aluminum NO
- found rebar and c
- set 24" #5 rebar/
- set brass disk TR

**LIST OF SYMBOLS AND ABBREVIATION**

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- BEARING OF LONG CHORD OF CURVE
- L: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R.O.W: RIGHT-OF-WAY
- P.L.S: PROFESSIONAL LAND SURVEYOR
- L.S: LAND SURVEYOR
- MEAS: MESA COUNTY SURVEY MARKER
- POB: POINT OF BEGINNING
- POC: POINT OF COMMENCEMENT
- GPS: GLOBAL POSITIONING SYSTEM
- AVE: AVENUE
- SIMBLCG: SURVEY INFORMATION MANAGEMENT

K