

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

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

35545
 BLDG PERMIT NO. 10-02057

CR-2011-131
 Building Address 3026 PRAIRIE WIND DRIVE
 Parcel No. 2943-162-99-012 8504
 Subdivision PRAIRIE VIEW SOUTH
 Filing _____ Block 4 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1628
 Sq. Ft. of Lot / Parcel 7224' SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1628 SQ FT 2769
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name KAY B GEHRETT SHARON KAY GEHRETT
 Address 465 DODGE ST.
 City / State / GRAND JUNCTION COLO.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RAY GEHRETT
 Address 465 DODGE
 City / State / GRAND JUNCTION COLO
 Telephone 970 - 201-3231

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES:

~~RESUBMITTED~~

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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20' 1/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5' 1/3</u> from PL Rear <u>25' 1/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>"C"</u> Driveway Location Approval <u>GH</u>	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.

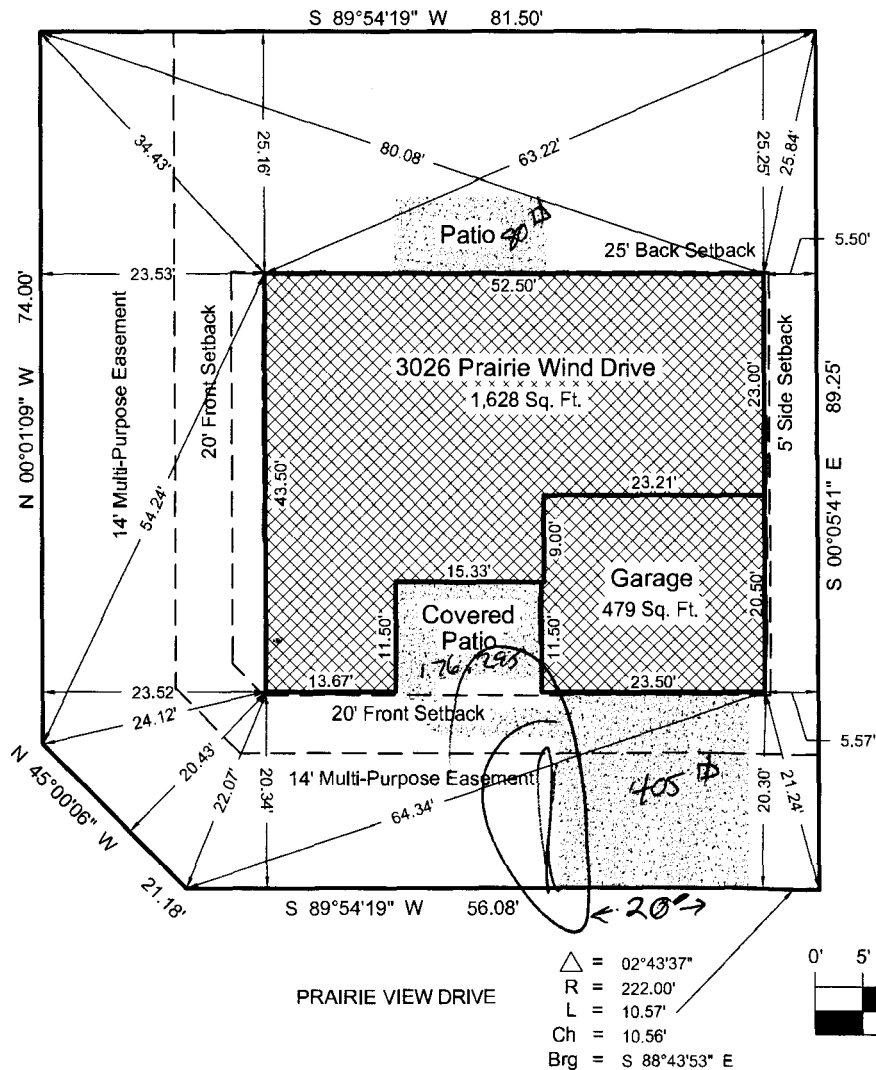
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Ray B Gehrett Date JULY 12 / 2010
 Planning Approval GH Pat Denler Date 7/16/10

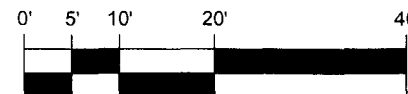
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21743</u>
Utility Accounting <u>Over</u>	Date <u>8/17/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3026 Prairie Wind Drive
 Lot 12, Block 4 - Prairie View South Subdivision
 Grand Junction, Colorado
 2493-162-99-012



Graphic Scale
 Scale: 1" = 20'



ACCEPTED *SH Pat Decker 7/16/10*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY FACED...

*Driveway OK
 Bayler Anderson*

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

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

35545
 BLDG PERMIT NO. 10-02057

CR-2011-131
 Building Address 3026 PRAIRIE WIND DRIVE
 Parcel No. 2943-162-99-012
 Subdivision PRAIRIE VIEW SOUTH
 Filing _____ Block 4 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1628
 Sq. Ft. of Lot / Parcel 7224 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1628 SQ FT 2769
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name KAY B GEHRETT SHARON KAY GEHRETT
 Address 465 DODGE ST.
 City / State / GRAND JUNCTION COLO.

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RAY GEHRETT
 Address 465 DODGE
 City / State / GRAND JUNCTION COLO
 Telephone 970-201-3231

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

NOTES: ~~FILED DEFERRED~~

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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20' 2/3</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5' 3</u> from PL Rear <u>25' 1/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>"C"</u> Driveway Location Approval <u>GH</u>	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 Ray B Gehrett Date JULY 12 / 2010
 Planning Approval GH Pat Denler Date 7/16/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21743</u>
Utility Accounting <u>Over</u>	Date <u>8/17/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PAID
APR 06 2011
HH

114837