

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70790</u>
FILE # <u>[Signature]</u>

**PLANNING CLEARANCE**

*SFR*

~~(site plan review, multi-family development, non-residential development)~~

**Grand Junction Community Development Department**

*[Signature]* N/A

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS 2683 G Road TAX SCHEDULE NO. 2945-021-00-038  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a  
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) ± 2000  
 (1) OWNER Nora Burleigh NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 2683 G Road  
 (1) TELEPHONE 242-8081 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Carl Westatek USE OF ALL EXISTING BLDGS SFR  
 (2) ADDRESS 3439 Grand Valley Canal DESCRIPTION OF WORK & INTENDED USE: Remove  
Clifton and replace existing front porch  
with same.  
 (2) TELEPHONE 434-5005

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*

ZONE RSF-2 Landscaping / Screening Required: YES — NO —  
 SETBACKS: Front — from Property Line (PL) or 75 from center of ROW, whichever is greater Parking Req'mt —  
 Side 15' from PL Rear 30' from PL Special Conditions: —  
 Maximum Height 32'  
 Maximum coverage of lot by structures 25% Census Tract 10 Traffic Zone 20 Annx # —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 6/20/99  
 Department Approval Ronnie Edwards Date 6/21/99  
 Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. no charge  
 Utility Accounting [Signature] Date 6/21/99

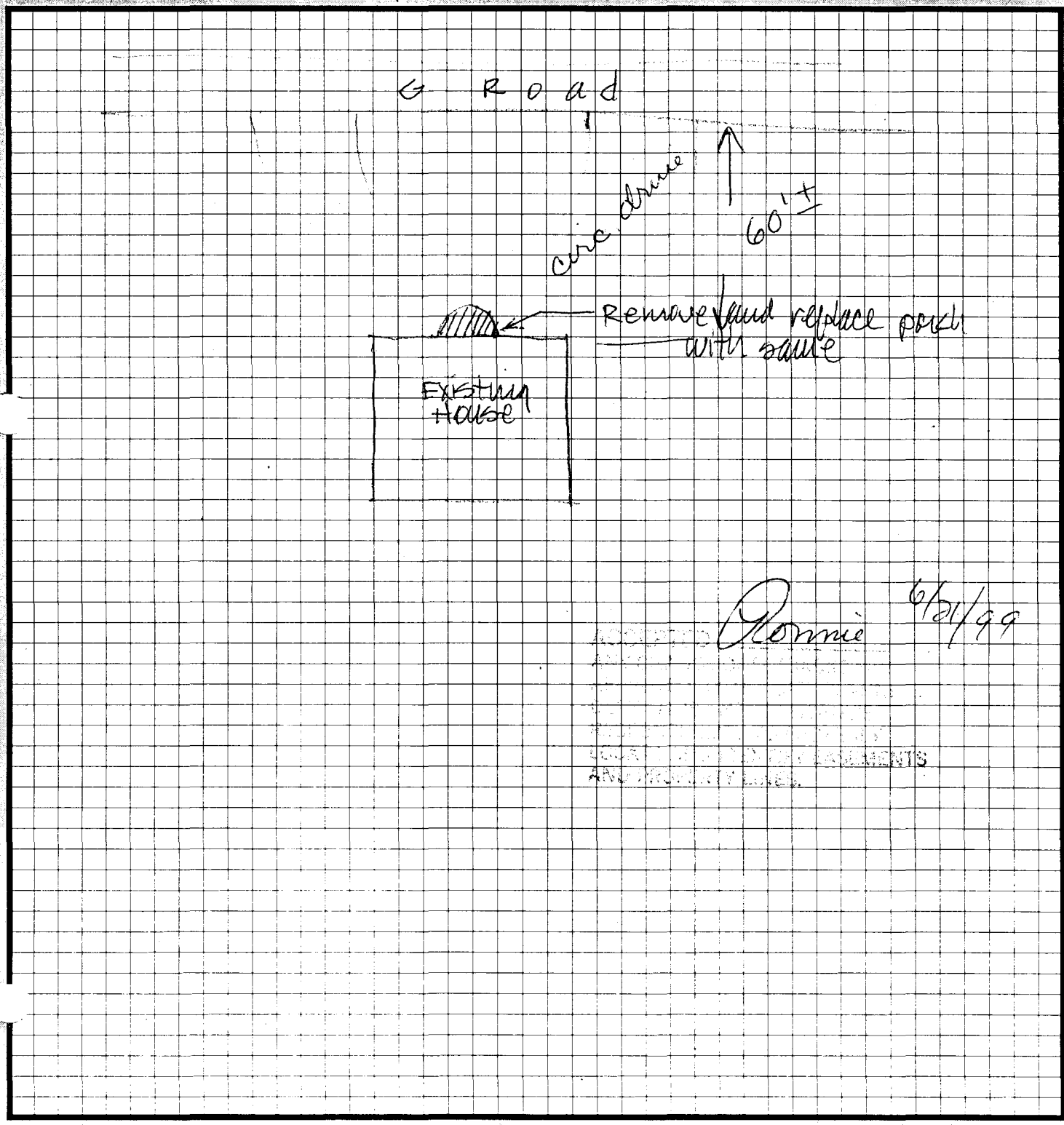
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

- 1- An outline of the PROPERTY LINES with dimensions.
- 2- An outline of the PROPOSED STRUCTURE with its dimensions.
- 3- The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4- All EASEMENTS or RIGHTS - OF - WAY on the property
- 5- All other STRUCTURES on the property.
- 6- All STREETS and ALLEYS adjacent to the property and street names.
- 7- All existing and proposed DRIVEWAYS.
- 8- An arrow indicating North.

**FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.**



Ronnie 6/24/99

PLANNING DEPARTMENT  
CITY OF...  
LOCAL ORDINANCES AND REGULATIONS