

Planning \$ <u>10<sup>-</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>79131</u>
FILE # <u>C101-76</u>

### PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~  
**Grand Junction Community Development Department**

*Single family Home.*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2279 El Monte  
 SUBDIVISION Loma Rio Sub  
 FILING --- BLK 4 LOT 8  
 OWNER Ernest Tafaya  
 ADDRESS 2647 El Corona Dr  
 TELEPHONE (970) 242-2956  
 APPLICANT Ernest Tafaya  
 ADDRESS 2647 El Corona Dr  
 TELEPHONE (970) 242-2956

TAX SCHEDULE NO. 2945-071-19-008  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2304  
 SQ. FT OF EXISTING BLDG(S) None  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS None  
 DESCRIPTION OF WORK & INTENDED USE: New Residence

cell 260-9677

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-4  
 SETBACKS: FRONT: 25' from Property Line (PL) or from center of ROW, whichever is greater  
 SIDE: 7' from PL REAR: 25' from PL  
 MAXIMUM HEIGHT 35'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: 2  
 SPECIAL CONDITIONS: permanent foundation  
 CENSUS TRACT 1401 TRAFFIC ZONE 90 ANNEX \_\_\_\_\_

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 Grand Junction 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 Ernest Tafaya Date 3/16/01  
 Department Approval [Signature] Date 3/7/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13783</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/7/01</u>

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

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

EL MONTE CT

Easement

20'

16'

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Alisa Nagora* 4/13/01

12'

100'

GARAGE

DRIVE OK  
SJK  
13/04/01

16'

8'

DRIVEWAY

20'

~~Fire hydrant~~

RD LINDA



177'

~~Revised~~  
Home 3/15/01

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

4x9/17

36'

34'

121'

House

VHP

Revised 4/13/01

DRIVE OR  
DAP  
3/15/01

20'

DRIVEWAY  
30 FT  
MAP

GARAGE

20'

2279 El Monte  
cell-260-9677  
El Monte  
499-9677

● FIRE  
hydrant

8' → 20'

DRIVEWAY  
30 FT MAP

5 FT MINIMUM  
SETBACK

100'

Red Lines

3176 Pg. 1