

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

(A)

BLDG ADDRESS 680-26 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 384

TAX SCHEDULE NO. 2945-022-13-002 SQ. FT. OF EXISTING BLDGS 4000

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 4384

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER BEHERITA URRUTY

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 680-26 RD.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-245-9182

DESCRIPTION OF WORK & INTENDED USE CONCRETE SLAB FOR FUTURE GARAGE

(2) APPLICANT PAUL VELASQUEZ

TYPE OF HOME PROPOSED:

(2) ADDRESS 680-26 RD.

____ Site Built ____ Manufactured Home (UBC)

(2) TELEPHONE 970-245-9182

____ Manufactured Home (HUD)

____ Other (please specify) _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-1

Maximum coverage of lot by structures 20%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 15'/3' accessory from PL, Rear 30'/10' accessory from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Paul Velasquez

Date _____

Department Approval C. Faye Hall

Date 12/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting	<u>Robert Reinholt</u>		Date <u>12/3/03</u>

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

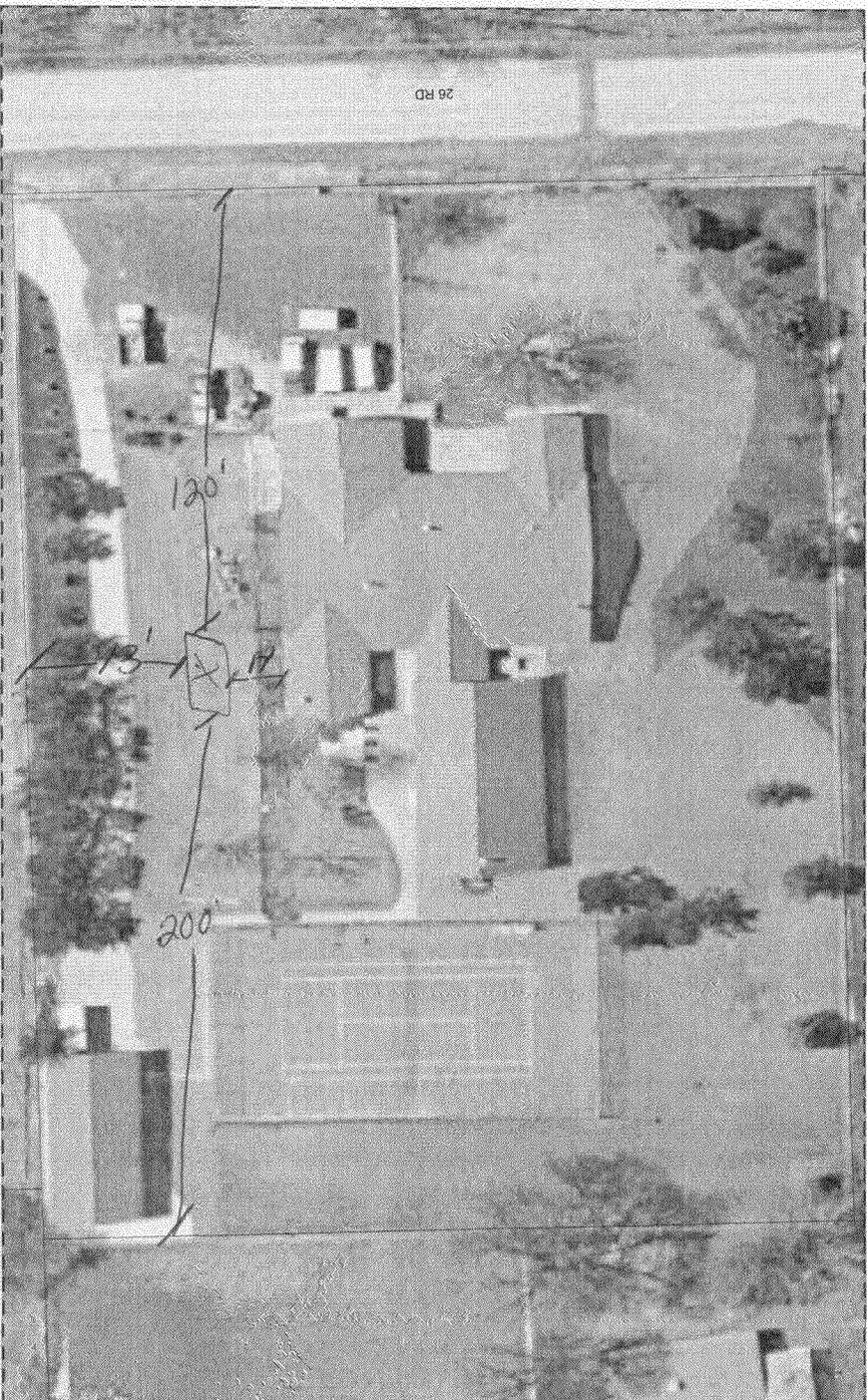
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©

--- Airport Zones
 --- AIRPORT ROAD
 - - CLEAR ZONE
 --- CRITICAL ZONE
 --- RUNWAY 22
 --- RUNWAY 29
 --- TAXI WAY
 - - Airport Area of Influence
 [---] City Limits Boundary
 [---] Grand Junction
 [---] Air Photos
 [---] 2002 Photos
 [---] Streets 2

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

12/3/03
 A. J. Hall



SCALE 1 : 710

