FEE $ *10.00*	
TCP $	
SIF $	

64670-9202

PLANNING CLEARANCE @

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. *90857*

Your Bridge to a Better Community

Building Address _*2679 G Rd*_

Parcel No. _*2945-021-00-001*_

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name _*Ron Roybal*_

Address _*2679 G Rd*_

City / State / Zip _*Gnd Jct Co 81504*_

APPLICANT INFORMATION:

Name _*Dave Wens*_

Address _*2953 D½ Rd*_

City / State / Zip _*Gnd Jct Co 81504*_

Telephone _*257-1710*_

No. of Existing Bldgs _*1*_ Proposed _*1*_

Sq. Ft. of Existing Bldgs _*1800*_ Proposed _*2400*_

Sq. Ft. of Lot / Parcel _*7000 Sq FT*_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _*1800*_

DESCRIPTION OF WORK & INTENDED USE:

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

*TYPE OF HOME PROPOSED:

- [X] Site Built [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): _____

NOTES: _____

_____

REQUIRED: One plot plan, on 8 ½" 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-2*_

SETBACKS: Front _*20'*_ from property line (PL)

Side _*15'*_ from PL Rear _*30'*_ from PL

Maximum Height of Structure(s) _*35'*_

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _*30%*_

Permanent Foundation Required: YES _*X*_ NO _____

Parking Requirement _*2*_

Special Conditions _____

_____

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 _(signature)_ Date _*8-12-03*_

Department Approval _(signature)_ Date _*8/12/03*_

Additional water and/or sewer tap fee(s) are required:	YES	NO✓	W/O No. _*add. room*_
Utility Accounting _(signature)_		Date	_*8-13-03*_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

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

ACCEPTED _[signature]_ 8/12/03

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.

40'

22'

ADDITION

20'

6'

EXISTING

GARAGE

30'

60'

DRIVE WAY

2967   6 ROAD