FEE $	10.00
TCP $	none
SIF $	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Your Bridge to a Better Community

Building Address 482 Jaquette Lane

Parcel No. 2943-101-15-009

Subdivision Ruby Meadows

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Joseph Vialpando

Address Same

City / State / Zip Grand Junction

APPLICANT INFORMATION:

Name Same

Address _____

City / State / Zip _____

Telephone 523-0578

No. of Existing Bldgs 1 Proposed 1

Sq. Ft. of Existing Bldgs 1,365 Proposed 288

Sq. Ft. of Lot / Parcel _____

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

DESCRIPTION OF WORK & INTENDED USE:

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

*TYPE OF HOME PROPOSED:

- ☒ 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 RMF-8

SETBACKS: Front 25' from property line (PL)

Side 3' from PL Rear 5' from PL

Maximum Height of Structure(s) 35'

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

Maximum coverage of lot by structures 70%

Permanent Foundation Required: YES _____ NO X

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).

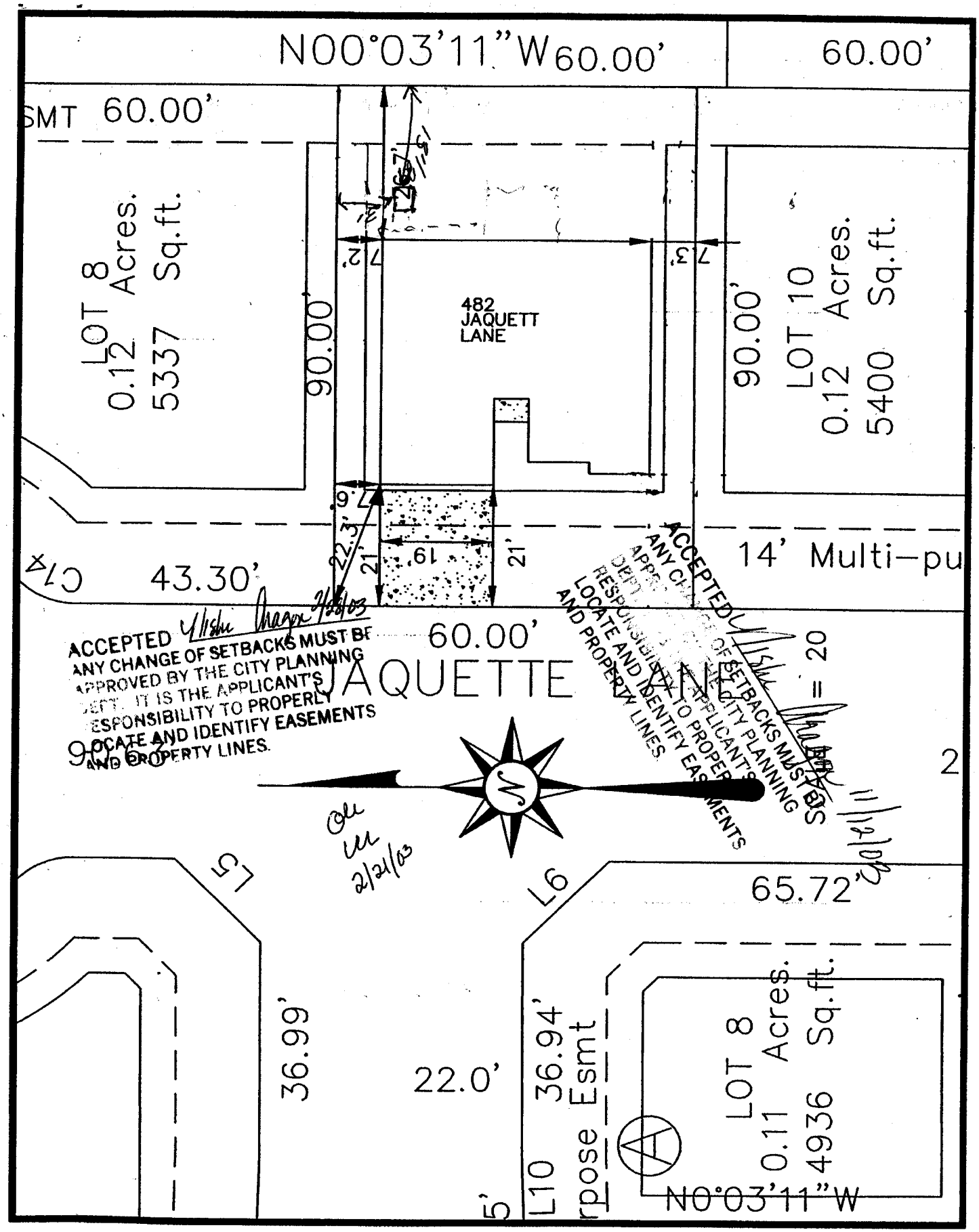
Applicant Signature Joseph Vialpando Date _____

Department Approval Mike Magoo Date 11/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. No Chg in Use
Utility Accounting	CM Cole	Date	11/12/03

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)*


N00°03'11"W 60.00'
60.00'
SMT 60.00'
LOT 8
0.12 Acres.
5337 Sq.ft.
90.00'
482
JAQUETT
LANE
90.00'
LOT 10
0.12 Acres.
5400 Sq.ft.
7.2'
7.3'
9.7'
22.3'
21'
19'
21'
43.30'
14' Multi-pu
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.
60.00'
JAQUETTE LANE
= 20
2
L7
L6
65.72'
36.99'
22.0'
36.94'
L10
5'
rpose Esmt
LOT 8
0.11 Acres.
4936 Sq.ft.
N0°03'11"W