

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 88280



Your Bridge to a Better Community

BLDG ADDRESS 2751 Laguna Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 16'
 TAX SCHEDULE NO. 2945-244-42-001 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION EAGLE TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Todd + Korey VonBurg NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2250 Signal Rock CT USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 970 245 8853 DESCRIPTION OF WORK & INTENDED USE Site built, Residence
 (2) APPLICANT TODD VonBurg - Builder TYPE OF HOME PROPOSED:
 (2) ADDRESS 2250 Signal Rock CT Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 245 8853 _____ 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 Rmf-5 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35 Special Conditions _____
 CENSUS 13 TRAFFIC 80 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).

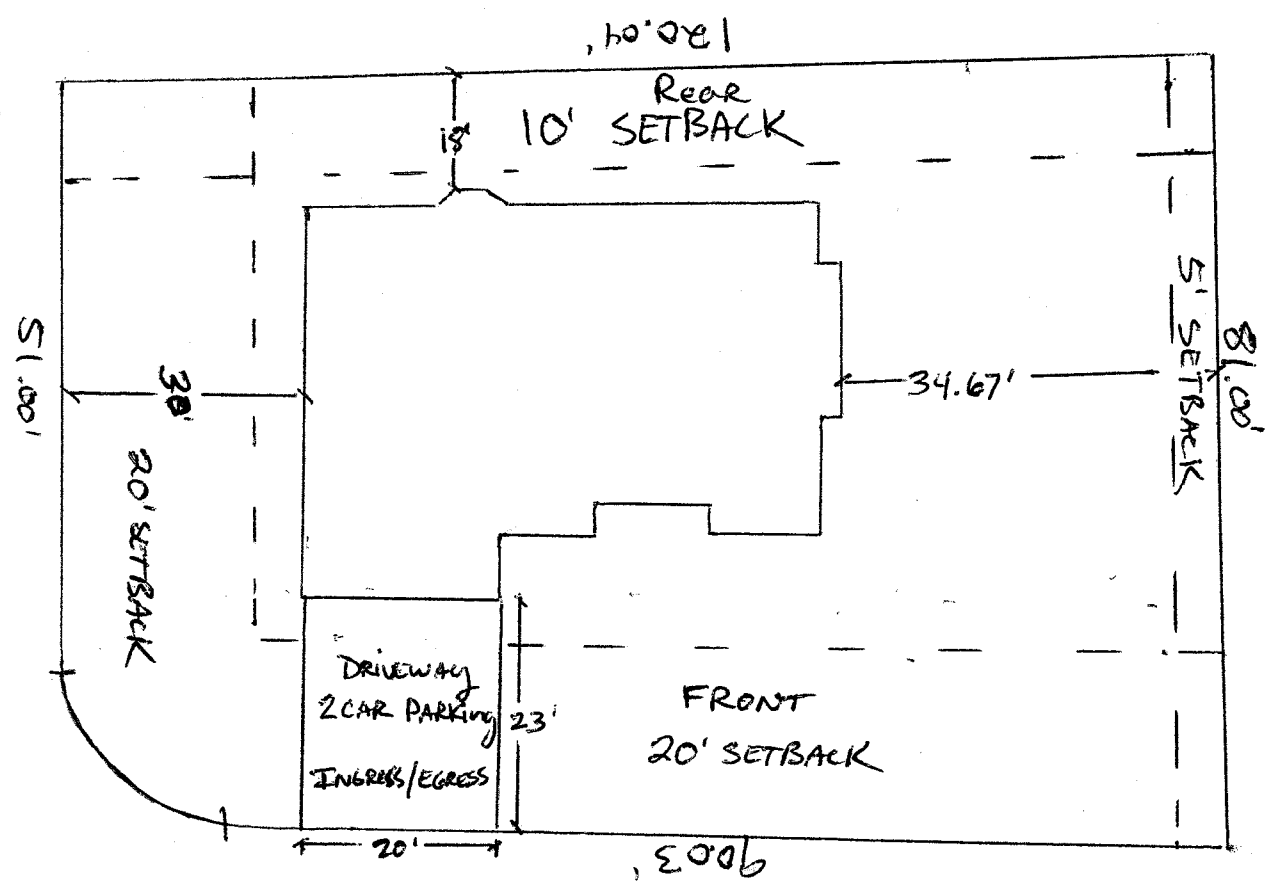
Applicant Signature Todd S. VonBurg Date 2/21/03
 Department Approval Misha Wagner Date 2/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>5761</u>
Utility Accounting	<u>Doctet Anavee</u>	Date	<u>2/24/03</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)

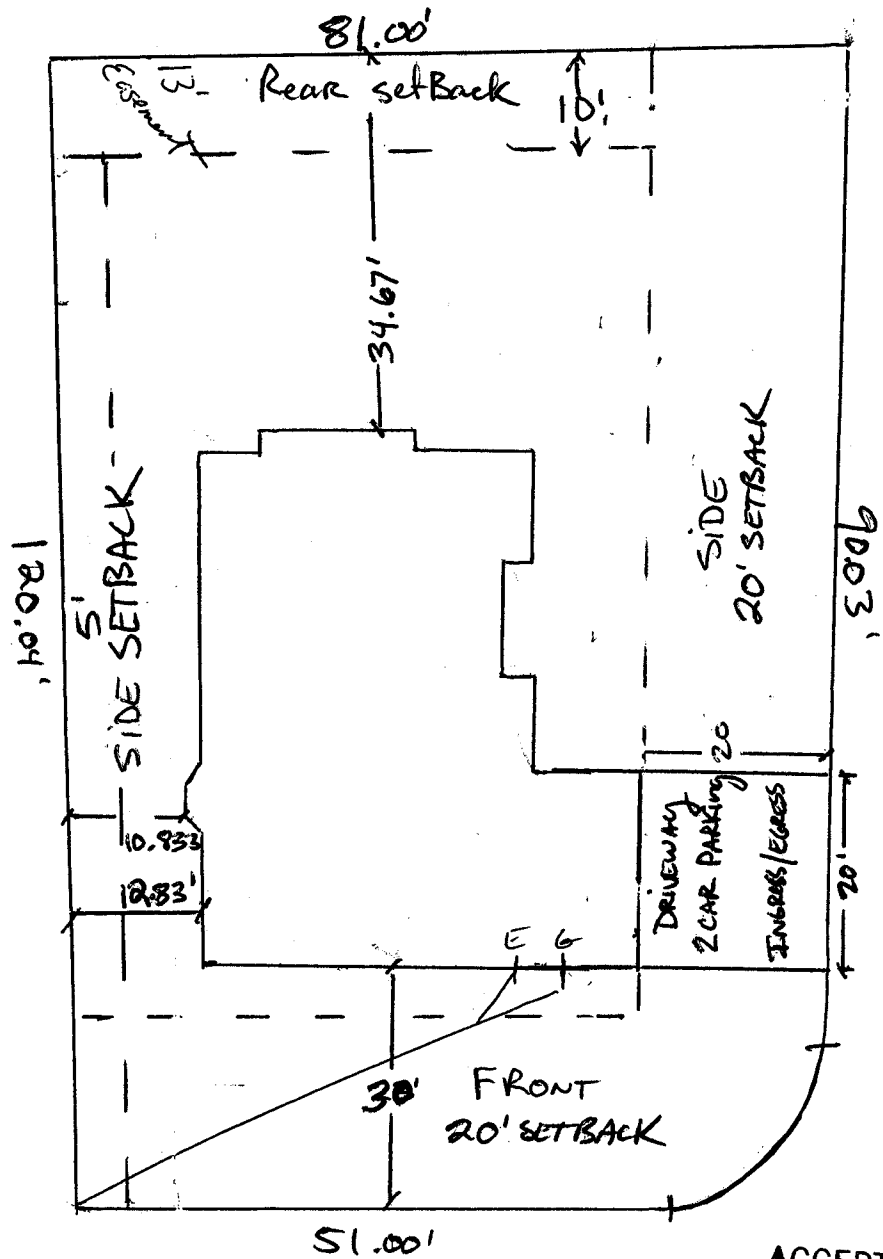
TODD VON SURG
2751 LAGUNA DR
G.I., CO 81503



2/21/03
ce
gc

ACCEPTED *Ashe Aragon* 2/24/03
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.

TODD VON BURG
 2751 LAGUNA DR.
 G.J., CO 81503



Revised
 2/28/03

ACCEPTED *C. Fayer*
 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.

8T	14'
0E	3'
06	4'