

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO.
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Your Bridge to a Better Community

BLDG ADDRESS 21688-13800 2290 N. Arriba Cir. SQ. FT. OF PROPOSED BLDGS/ADDITION 240

TAX SCHEDULE NO. 2945-074-20-014 SQ. FT. OF EXISTING BLDGS 1320

SUBDIVISION BLUFFS WEST ESTATE TOTAL SQ. FT. OF EXISTING & PROPOSED 1560

FILING 2 BLK 4 LOT 14

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

NO. OF BUILDINGS ON PARCEL:  
 Before: 1 After: 1 this Construction

(1) OWNER JENNIFER E. KENNEDY

(1) ADDRESS 2290 N. Arriba Cir.

(1) TELEPHONE 244-3772

USE OF EXISTING BUILDINGS RESIDENCE

(2) APPLICANT \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE ADDITION (FAMILY ROOM)

(2) ADDRESS \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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).

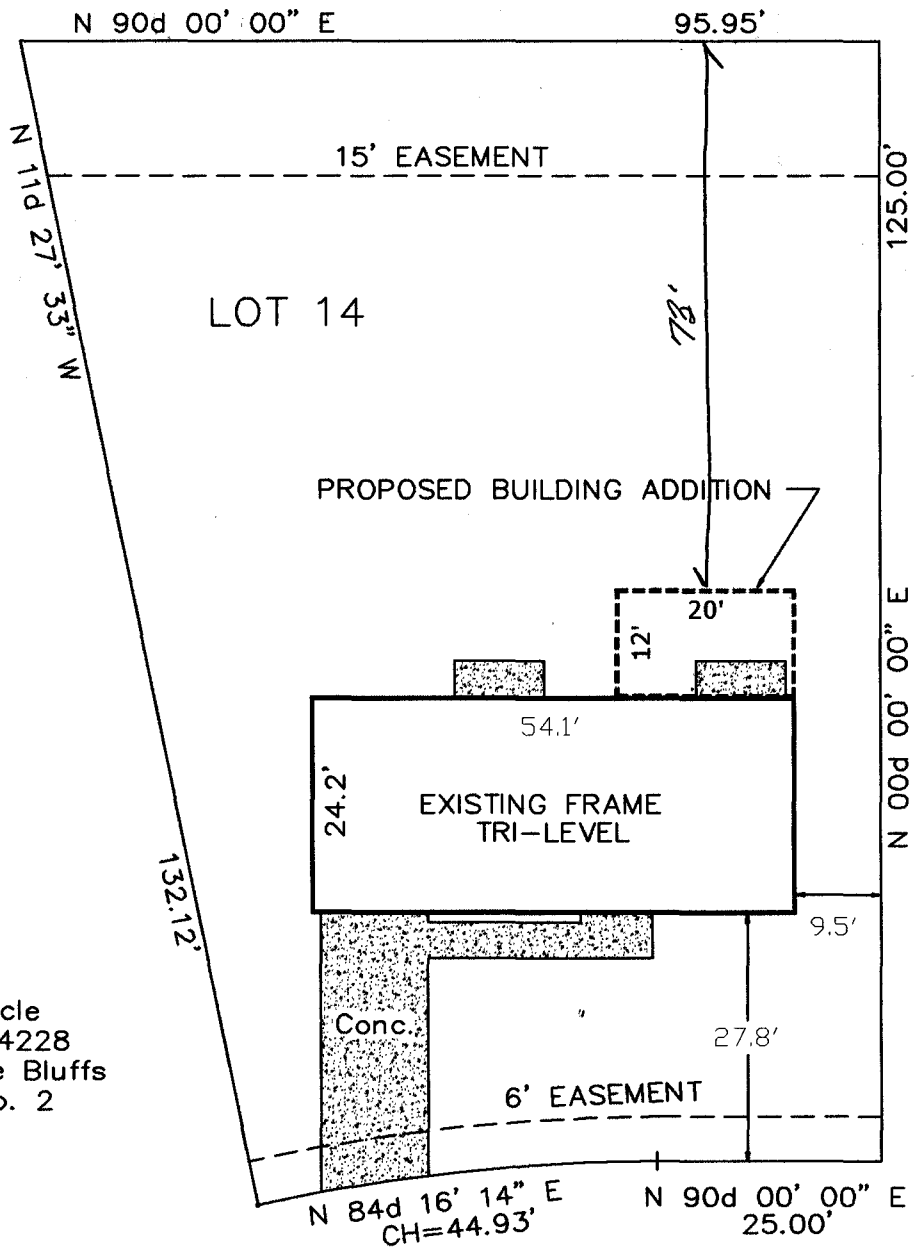
Applicant Signature James Manuel Date \_\_\_\_\_

Department Approval Misha Magon Date 5-12-04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>ADDITION</u>
Utility Accounting <u>Amf Estade</u>	Date <u>5-12-04</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)



North

Scale 1"=20'

2290 North Arriba Circle  
 Meridan Land Title #24228  
 Lot 14 Block 4 of the Bluffs  
 West Estates Filing No. 2  
 Mesa County Colorado

NORTH ARRIBA CIRCLE

ACCEPTED *Michelle Aragon* 5-12-04  
 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.

Proposed Building Addition	
DRAWN JLM	SCALE As Shown
DATE 7-1-2003	SHEET OF 3
DRAWING NO. 2290-1	