

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

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 29192-19554
2991 Brookwood

Parcel No. 2943-051-52-022

Subdivision Brookwood

Filing 1 Block U Lot 11

No. of Existing Bldgs 2 No. Proposed 1

Sq. Ft. of Existing Bldgs 1940 Sq. Ft. Proposed 192

Sq. Ft. of Lot / Parcel 20,734

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

OWNER INFORMATION:

Name CHARLIE CHAVARRIA

Address 2991 Brookwood

City / State / Zip G.T. Co. 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): PORTABLE SHED

APPLICANT INFORMATION:

Name SAME

Address _____

City / State / Zip _____

Telephone 970 243-8588

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>15'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Charlie Chavarria Date 7-13-04

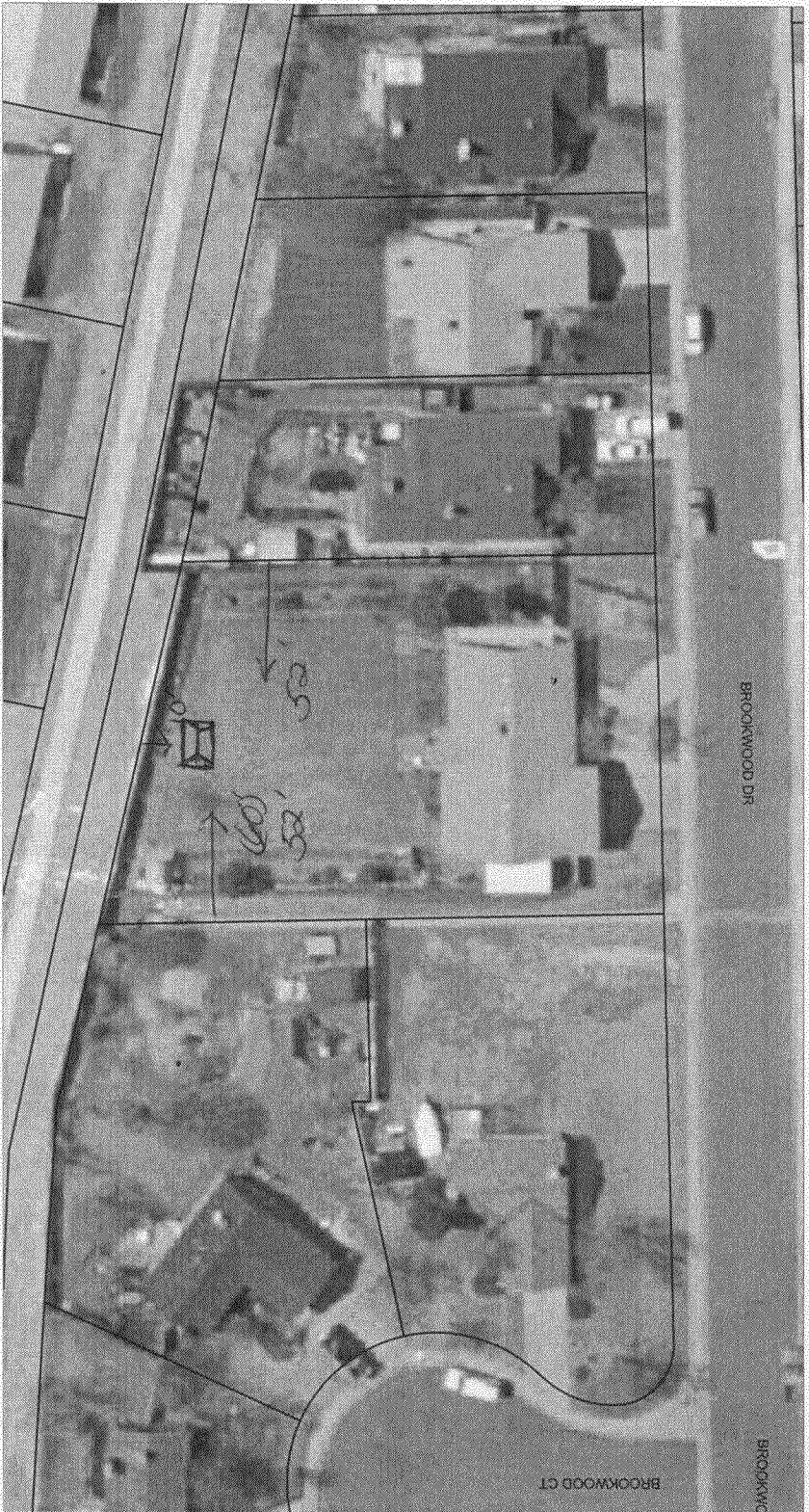
Department Approval Wishi Magna Date 7/13/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Portable Shed</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/13/04</u>		

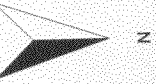
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map

	Airport Zones
	AIRPORT ROAD
	CLEAR ZONE
	CRITICAL ZONE
	RUNWAY 22
	RUNWAY 29
	TAXI WAY
	Secondary Zoning
	RSF-4
	RMF-8
	R-O
	C-1
	C-2
	I-1
	I-2
	MU
	CSR
	City Limits Boundary
	Grand Junction
	Air Photos
	2002 Photos
	Highways
	Streets 2



SCALE 1 : 734



ACCEPTED AND IDENTIFY EASEMENTS
 LOCATE AND IDENTIFY EASEMENTS
 RESPONSIBILITY TO PROPERLY
 DEPT. 11.11.11.11
 APPROVED BY THE CITY PLANNING
 ANY CHANGE OF SETBACKS MUST BE
 ACCEPTED

Alisa Hanson
 7/13/04