

FEE \$ 10.00
 TCP \$ 1078-
 SIF \$ 584-

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

BLDG PERMIT NO. _____

Building Address 2908 EL TORRO RD
 Parcel No. 2943 293 20 001
 Subdivision JURENDA
 Filing _____ Block 1 Lot 1

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 4132
 Sq. Ft. of Lot / Parcel 16000 ±
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DAVIS / LORENTZEN
 Address 2910 EL TORRO RD
 City / State / Zip GR Jct Colo 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): NEW DUPLEX

APPLICANT INFORMATION:

Name DAVIS / LORENTZEN
 Address 2910 EL TORRO RD
 City / State / Zip GR Jct Colo 81503
 Telephone 242 6185

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions foundations require design by licensed engineer
 Voting District E Driveway Location Approval Wh (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 [Signature] Date 10/12/04
 Department Approval [Signature] Date 10-12-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>GMSD #4666</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-12-04</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)

2908 EL TORRO Rd.
GRAND JUNCTION, Co
DAVIS LORENTZEN 81503

10/12/01
M
28
Dr. NES
STN. AD

N

10-12-04
ACCEPTED *Gayleen Henderson*

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.

911-611

10' IRRIGATION EASEMENT

15'

25'

16'

~~A~~
B

74'

123'

911-82

Garage

Kitchen

Living R

Entry

Laund

Lav 1

Lav 2

Bed 1

H Bed

Bed 2

Bed 1

20'

93'

~~B~~
A

77'

24'

16'

120'

EL TORRO

JACQUE

