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

BLDG PERMIT NO. _____

77887-8818
 Building Address 2690 Kimberly Dr No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2701-354-27001 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 132 sq ft 2942
 Subdivision _____ Sq. Ft. of Lot / Parcel ≈ .72 acres
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5500

OWNER INFORMATION:

Name James A & Pamela K Chiaro
 Address 2690 Kimberly Dr
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition deck
 Other (please specify): _____

APPLICANT INFORMATION:

Name same as owner
 Address _____
 City / State / Zip _____
 Telephone 255-9560

***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-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' 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).

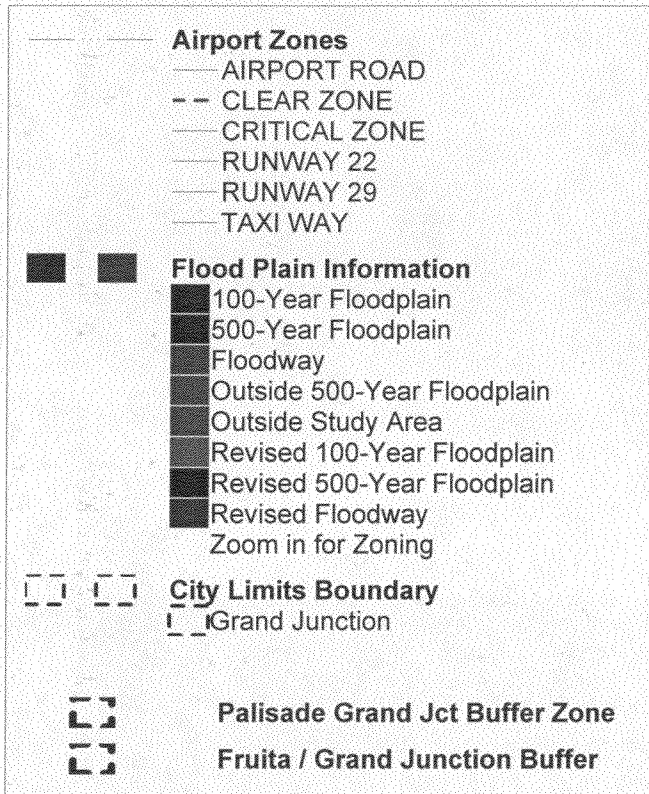
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Pamela K Chiaro Date 4/21/04
 Department Approval [Signature] Date 4/21/04

Additional water and/or sewer tap fees(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Deck only</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-21-04</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



SCALE 1 : 774



ACCEPTED *Misti Aragon 7-21-04*
 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.

