

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

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

BLDG PERMIT NO. _____

Building Address 653 LONGHORN STREET
 Parcel No. 2945-032-71-005
 Subdivision WESTWOOD RANCH
 Filing 2 Block 2 Lot 5

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1360 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel 9583 SQ FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name RONALD STONEBURNER
 Address 653 LONGHORN STREET
 City / State / Zip GRAND JUNCTION, COLORADO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): GARAGE + SHED

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

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 <u>35%</u>
SETBACKS: Front <u>20' Garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
<u>Accessory Setbacks - 3' side - 10' Rear</u>	
Voting District _____	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 Ronald Stoneburner Date Oct 25, 2004
 Department Approval Misha Prager Date 10-25-04

Additional water and/or sewer tap fee(s) are required: YES NO <u>NO</u> W/O No.
Utility Accounting <u>J. D. Cernoholt</u> Date <u>10/25/04</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)

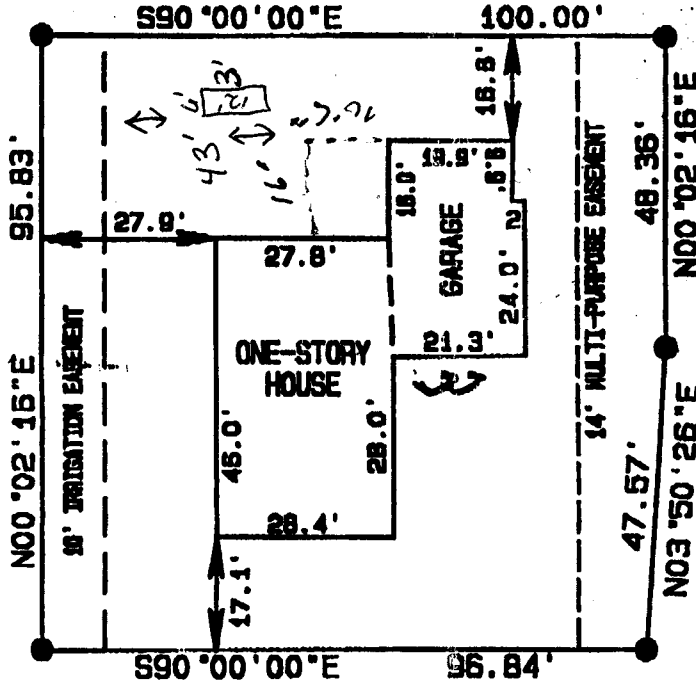
ROD Stoneburner

132

242-789.9

260-3836

PROPERTY DESCRIPTION
LOT 5, BLOCK 2
WESTWOOD RANCH SUBDIVISION
FILING NO. TWO



LONGHORN STREET

ACCEPTED
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.

Alisla
10/25/07

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for FIDELITY MORTGAGE that it is not a land survey plat or improvement survey plat and that it is not to be relied upon for the establishment of fence