

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2917 EL TORRO
Parcel No. 2943-293-21-011
Subdivision JURENDA
Filing 1 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 10,152
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name DAVIS / LORENTZEN
Address 2910 EL TORRO RD
City / State / Zip GJ Co 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name JUDY DAVIS
Address 2910 EL TORRO RD
City / State / Zip G.J. Co 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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Lic Eng foundation req'd, based upon a site specific soils examination</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (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 Judy Davis Date 3-10-05
Department Approval [Signature] Date 3/16/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/16/05</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)

EACH SQUARE = 4'

DAVIS/LORENTZEN OWNERS

2917 EL TORRO ROAD

GRAND JCT CO. 81503

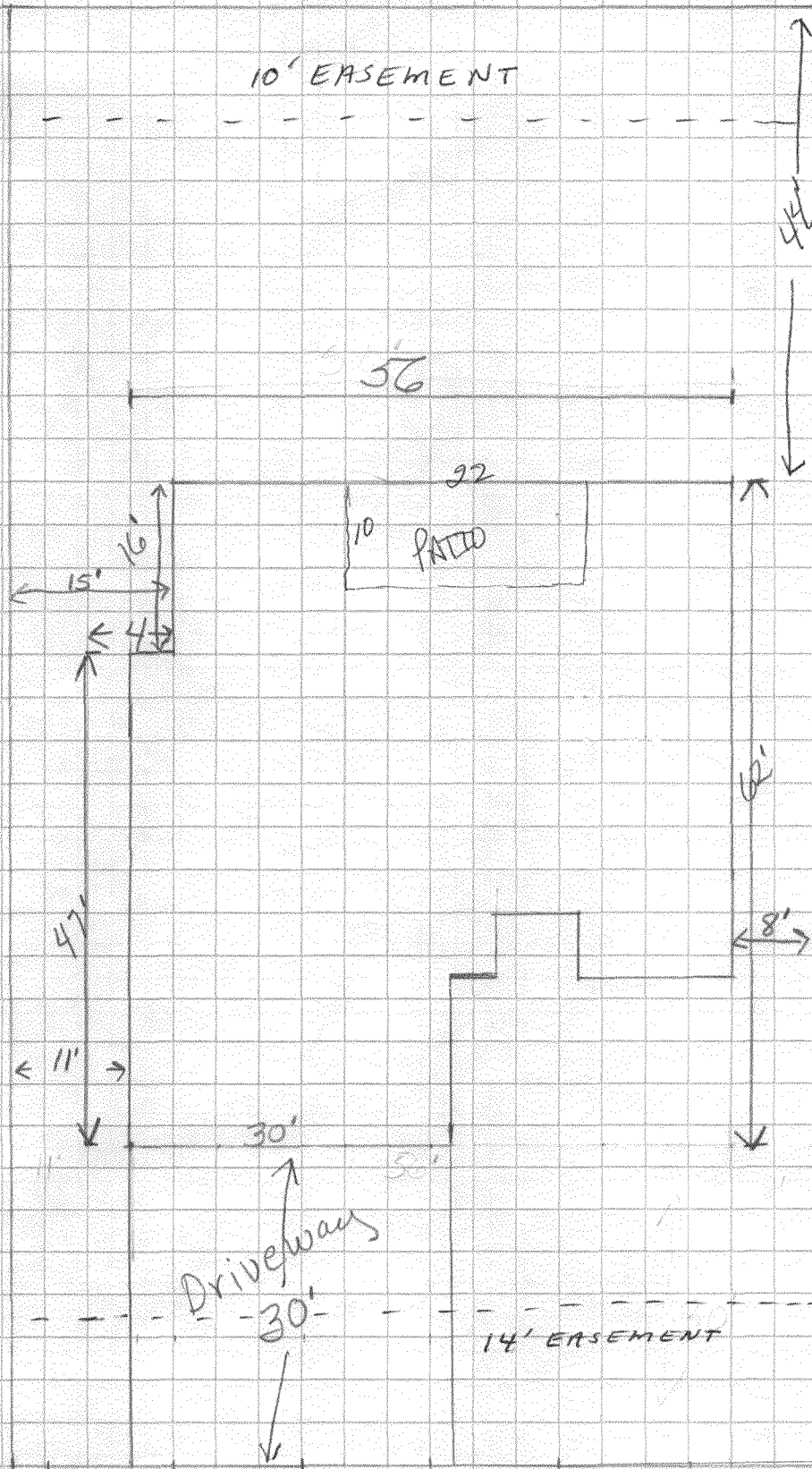
242-6185

02/26/05

JURENDA
SUBDIVISION
BLOCK 2
LOT 11

10' EASEMENT

ACCEPTED *W/ HSKC Change 3/16/05*
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.



Davis
Ted Davis
3-9-05