

FEE \$ 10.00  
 TCP \$ 1500.00  
 SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 248- LAPLATA CT  
 Parcel No. 2943-303-74-009  
 Subdivision DURANGO ACRES  
 Filing 1 Block 1 Lot 9

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1875  
 Sq. Ft. of Lot / Parcel 184  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JOHN CASTANHA  
 Address 2250 SADDLEHORN  
 City / State / Zip SD JCT, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name LEITER CONST, INC  
 Address 355 25 1/4 RD  
 City / State / Zip SD JCT, CO 81503  
 Telephone 242-3571

**\*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>N/A</u>
Voting District <u>"E"</u> Driveway Location Approval _____ (Engineer's Initials)	<b>NOV 21 2005</b>

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).

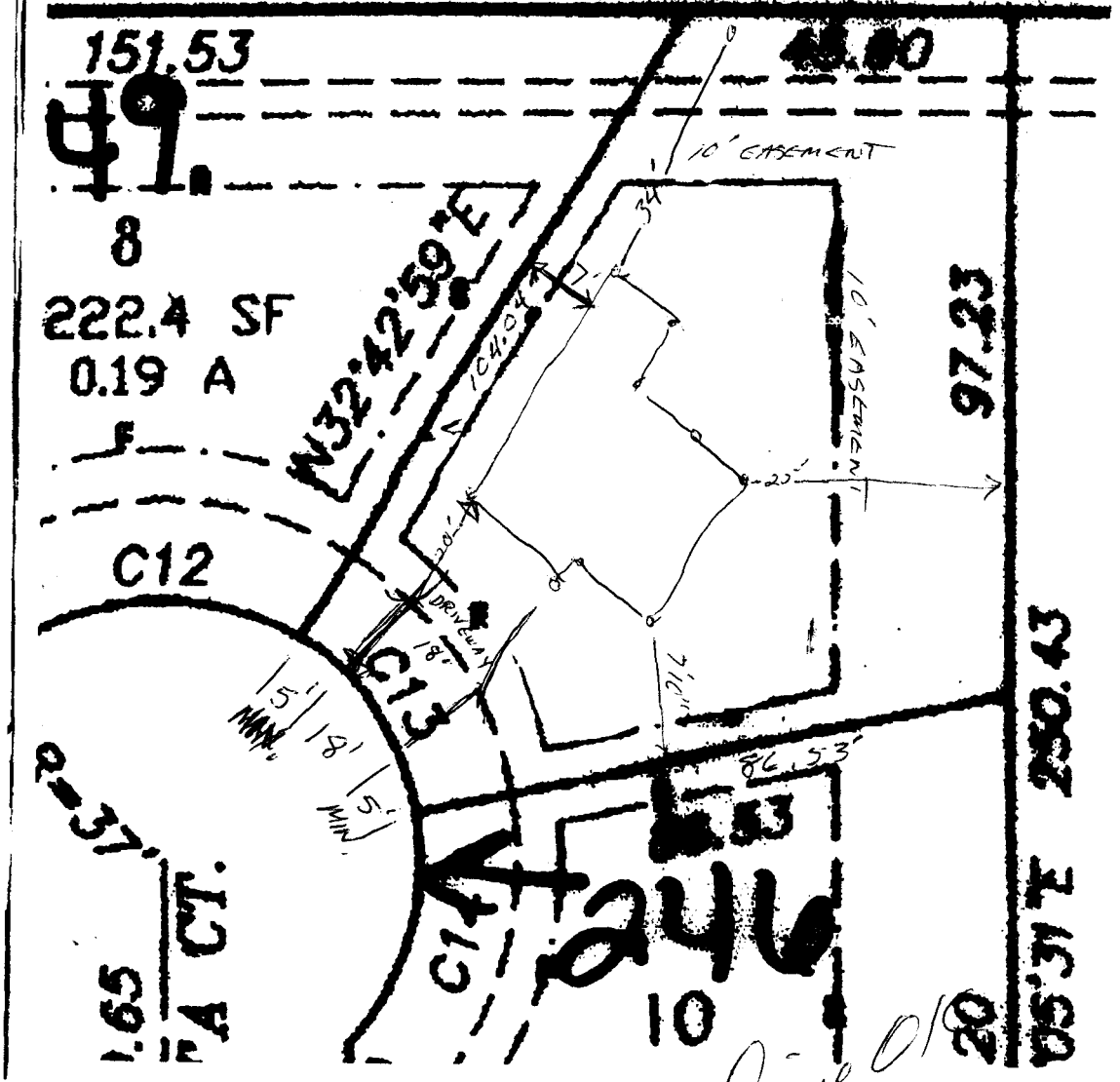
Applicant Signature Keith Leiter Date 10-17-05

Department Approval N.A. Kathy Valdez Date 11-21-05

Additional water and/or sewer tap fee(s) are required	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>OMSD</u>
Utility Accounting <u>C. Bensley</u>	Date <u>11/21/05</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)

ACCEPTED NA *Kathy Valley*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



*Drive 01/10  
 RAT  
 11-18-09*