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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

| |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

92928-52890

Building Address 773 26 1/2 Rd

Parcel No. 2701-352-00-066

Subdivision N/A

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 3

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 120

Sq. Ft. of Lot / Parcel 2.325ac = 101,277

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Northwest Plateau Development

Address 667 24 1/2 Rd

City / State / Zip G.S., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Storage Shed 10'x12'

APPLICANT INFORMATION:

Name Todd S. Von Burg

Address 2250 Signal Rock Ct

City / State / Zip G.S., CO 81505

Telephone 970 270 6169

*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-R</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>50/50</u> from PL Rear <u>50/50</u> from PL | Parking Requirement _____ |
| Maximum Height of Structure(s) _____ | 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 Todd S. Von Burg Date _____

Department Approval [Signature] Date 10/18/06

| | |
|---|------------------------------------|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> | W/O No. <u>NO SWR / WTR Charge</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>10/18/06</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 : 567

