

103841-59070

FEE \$	10.00
TCP \$	9
SIF \$	0

### PLANNING CLEARANCE

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

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

Building Address 695-26RD 81504 *Grand Jct. Co.* No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945-031-003 Sq. Ft. of Existing Bldgs 1,032 Sq. Ft. Proposed 952  
 Subdivision N/A Sq. Ft. of Lot / Parcel 34238  
 Filing N/A Block N/A Lot N/A Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 19' MAX

#### OWNER INFORMATION:

Name Erwin Knirlberger  
 Address 695 26RD.  
 City / State / Zip Grand Junction, Colorado 81504

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name Nick A. Lobato  
 Address 24 89 South Broadway  
 City / State / Zip Grand Junction, Colorado 81503  
 Telephone 970-256-0633-H / 970-250-8926

#### \*TYPE OF HOME PROPOSED:

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

**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-1 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 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 Nick A. Lobato Date 8-4-06  
 Department Approval Bayleen Henderson Date 8-4-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/4/06</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 ©



*ACCEPTED* *Jaylen Anderson*  
ANY CHANGE OF SETBACKS MUST BE 8-4-06  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.