

FEE \$ 10.00  
 TCP \$ 2078.00  
 SIF \$ ~~2078.00~~

SS-2005-112

**PLANNING CLEARANCE**

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

980.00 **Community Development Department**

A+B

Building Address 513 29 1/4 Road No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-083-34-002 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Ridge Property Simple Subdivision Sq. Ft. of Lot / Parcel 10,875  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Jurenda Homes LLC  
 Address P.O. Box 2935  
 City / State / Zip GT, CO, 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name IFI Corp  
 Address 2910 E1 Torro Road  
 City / State / Zip GT, CO, 81503  
 Telephone (970) 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 about the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 4  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District C 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 Judy Davis Date 12-20-05

Department Approval [Signature] Date 2-16-06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18830 / 18829  
 Utility Accounting [Signature] Date 2/16/06

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)

Irrigation Easement

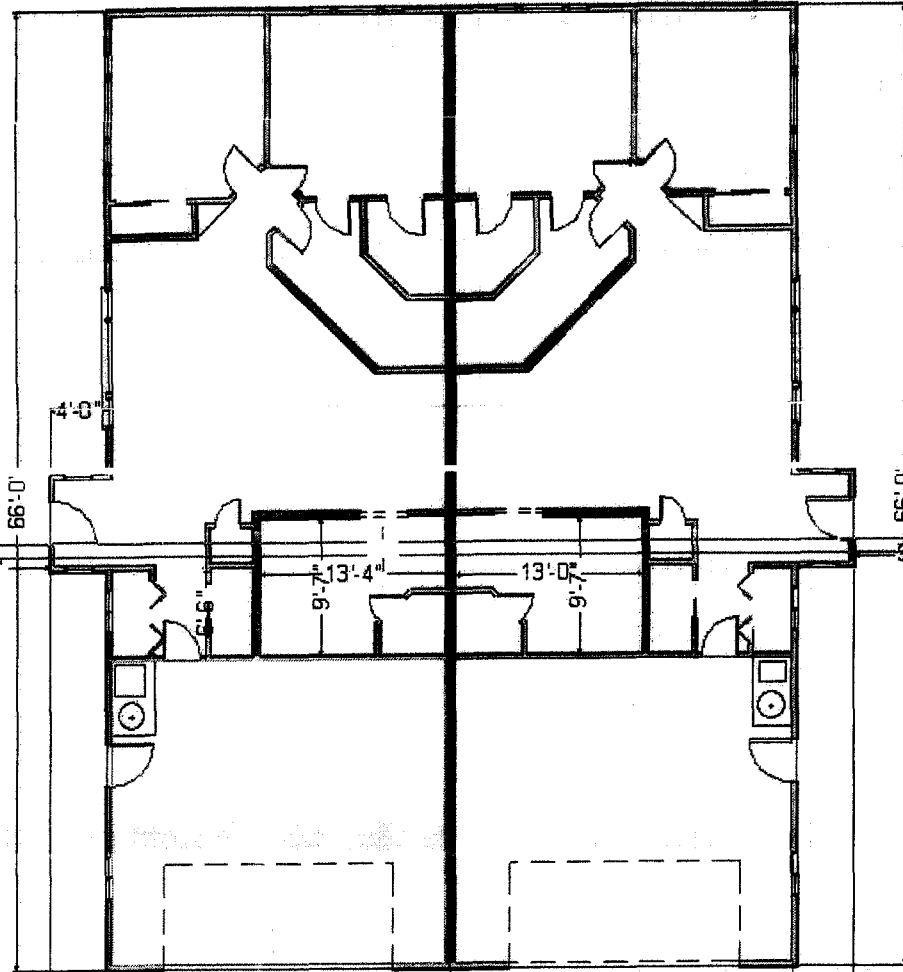
4' MULTI-PURPOSE ESM

*XV*  
 ACCEPTED *Y/Ishe Nagor 2/16/08*  
 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.

20'-0"

37'-0"

145'-0"



66'-0"

66'-0"

9'-6"

9'-6"

22'-0"

22

22

56'-0"

75'-0"

5' MULTI-PURPOSE EASEMENT

