

FEE \$	10.00
TCP \$	1,039.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2905 EL TORRO
 Parcel No. 2943-293-21-005
 Subdivision JURENDI
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2976
 Sq. Ft. of Lot / Parcel 10,400
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4412
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jon Schler
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name IFI CONSTRUCTION
 Address PO Box 321
 City / State / Zip GRAND JCT, 08150
 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 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>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement _____
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL	Rear <u>25'</u> from PL	Special Conditions <u>Foundations in the subdivision</u>
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials) <u>require design by a licensed engineer based upon a site specific soils examination.</u>		

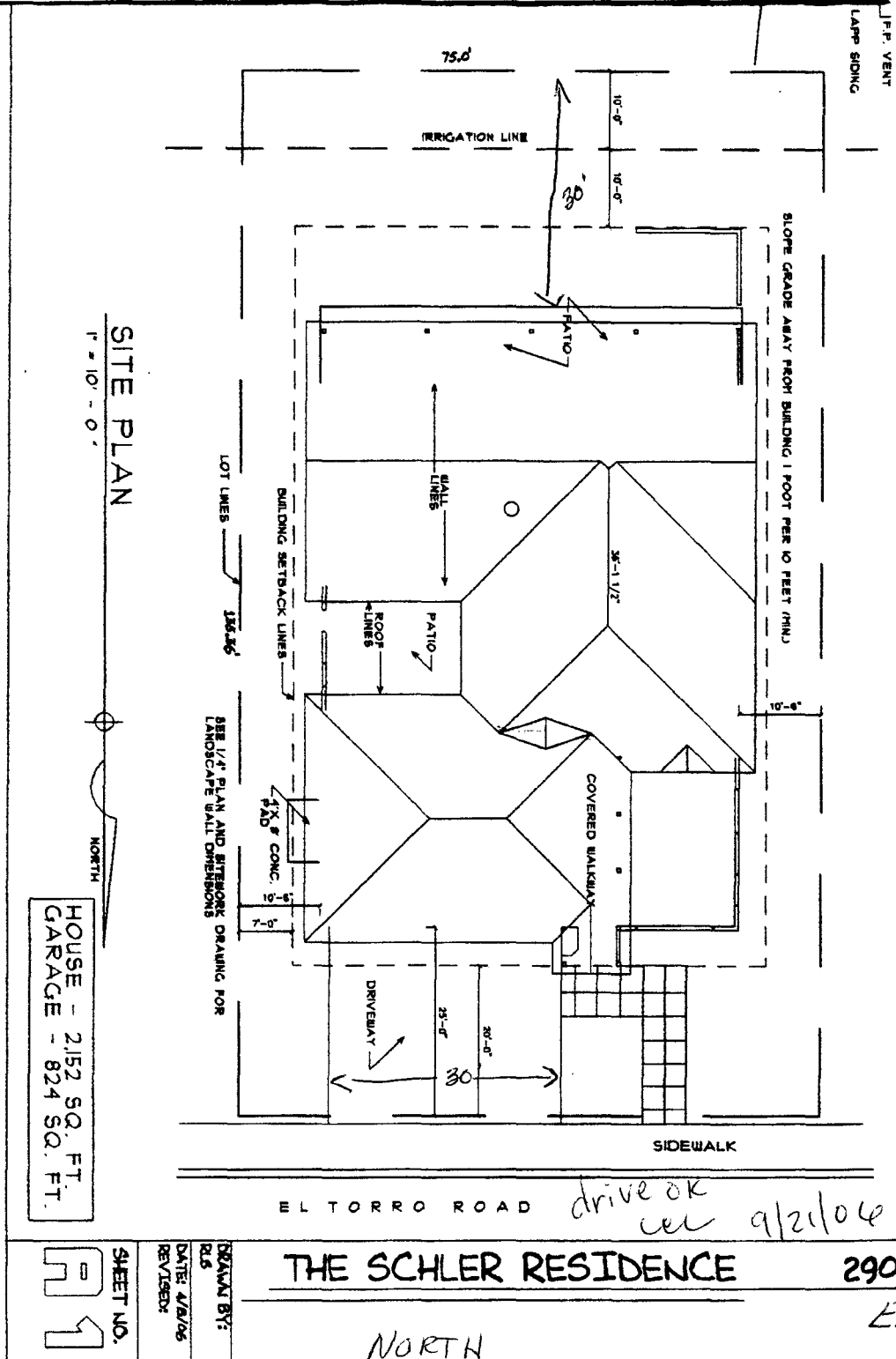
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 J Davis Date September 15, 2006
 Department Approval NA Daylen Henderson Date 9/28/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>FB @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/28/06</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)



SITE PLAN
1" = 10' - 0"

HOUSE - 2152 SQ. FT.
GARAGE - 824 SQ. FT.

SHEET NO. 1

DESIGN BY: RLS
DATE: 4/8/06
REVISED:

THE SCHLER RESIDENCE

2905

NORTH

EL TORRO

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