

|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ | 0                |
| SIF \$ | 0                |

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG PERMIT NO.

Building Address 2679 G Road  
 Parcel No. 2945-021-00-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 720  
 Sq. Ft. of Lot / Parcel .374 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Ron Roybal  
 Address 2679 G Rd  
 City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name ON TRACK BLDG. GARRETT BURIA  
 Address 965 E. Otley Ave  
 City / State / Zip Fruita, CO 81521  
 Telephone 201-1752

**\*TYPE OF HOME PROPOSED:**

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

NOTES: interior remodel of existing house  
foot print.

**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 KSF-2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 15/3 from PL Rear 30/5 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 21' 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 [Signature] Date 9/18/06  
 Department Approval Judith A. Poe Date 9/18/06

|  |                    |  |                     |
|--|--------------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No.             |
| Utility Accounting                                     | <u>[Signature]</u> |  | Date <u>9/18/06</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 City Map ©

24'X30' GARAGE  
SAME DRIVEWAY

- Parcels
  - Address Label
- Air Photos
  - 2002 Photos
  - Highways
  - Street Labels



SCALE 1 : 1,117



ACCEPTED *Judith Peca 9/18/06*  
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.

