

2945-074-16-024 (parent)

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 513 KANSAS Ave. No. of Existing Bldgs _____ No. Proposed _____
Parcel No. ~~KANSAS BLUFF~~ Not Available Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Subdivision KANSAS BLUFF Subdivision Sq. Ft. of Lot / Parcel 0.31 Acres
Filing _____ Block _____ Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600 sq ft
Height of Proposed Structure 2 Story @ 20 ft

OWNER INFORMATION:

Name Michael F. Trujillo
Address 2381 So. San Miguel Dr.
City / State / Zip Grand Junction, Colo 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Michael F. Trujillo
Address 2381 South San Miguel Dr.
City / State / Zip Grand Junction Colo
Telephone 970-389-5932

*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>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>as noted</u>		
	(Engineer's Initials) <u>CU</u>		

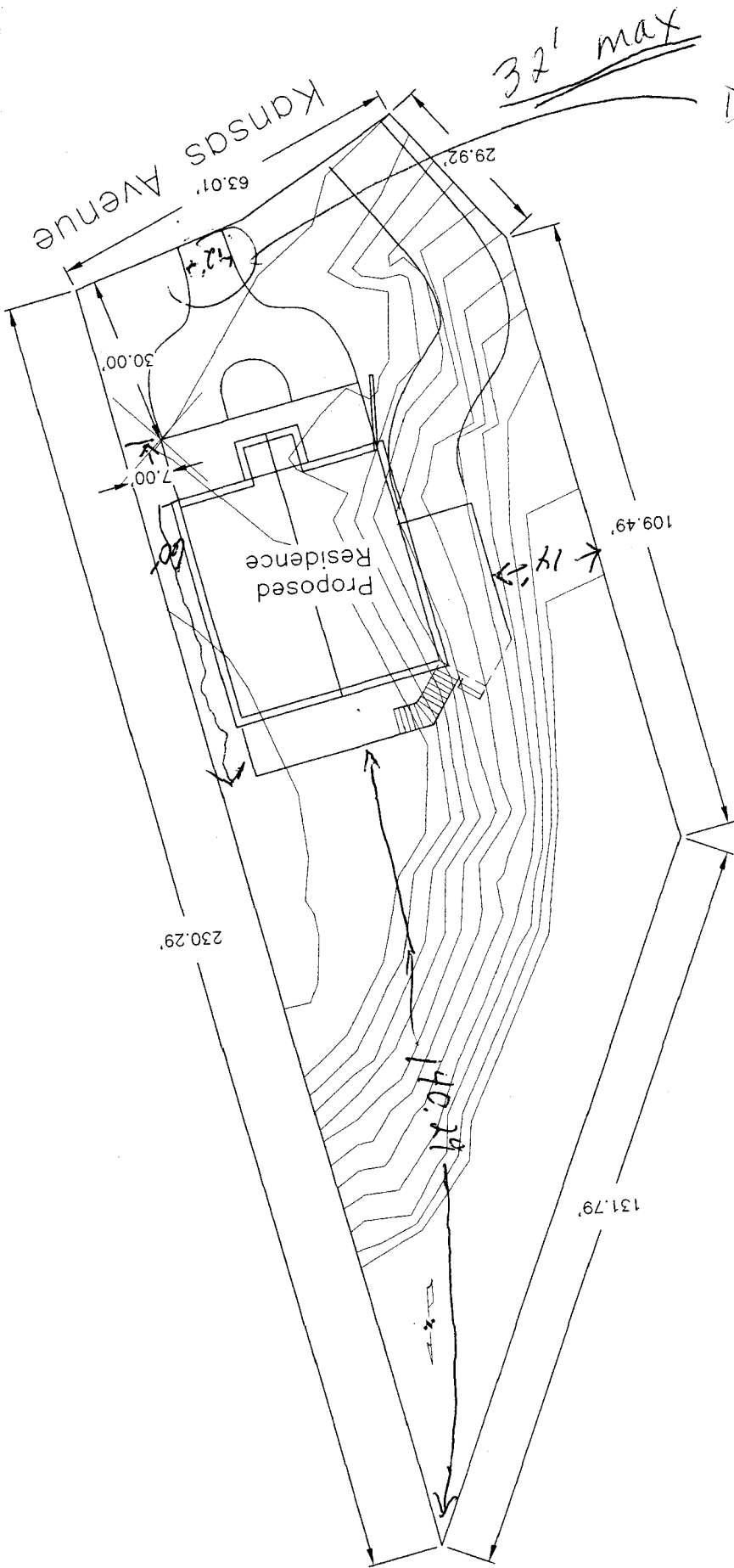
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Michael F. Trujillo Date 7-26-06
Department Approval [Signature] Date 7/27/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17342</u>
Utility Accounting <u>[Signature]</u> Date <u>7-31-06</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)



Drive ok
as noted

see

7/28/04

ACCEPTED
 ANY CHANGE OF THE BACKS MUST BE
 APPROVED BY THE CITY ENGINEERING
 DEPARTMENT. ALL CHANGES MUST BE
 RESUBMITTED TO THE CITY ENGINEERING
 DEPARTMENT FOR REVIEW AND APPROVAL.
 LOCAL ORDINANCES AND REGULATIONS
 AND ZONING ORDINANCES

7/28/04