

FEE \$ 10.00
 TCP \$ ~~700.00~~ 292.00
 SIF \$ ~~1500.00~~ 1500.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 247 LAPUNATI CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-303-74007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,685.05
 Subdivision DURANGO ARB Sq. Ft. of Lot / Parcel .183
 Filing 1 Block 7 Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DAMIAN LOY
 Address 2866 A ORCHARD AVE
 City / State / Zip 65, CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 255-6641

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval EAD
 (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 Damian Loy Date 12-20-05
 Department Approval [Signature] Date 1-12-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. pd OMSD
 Utility Accounting [Signature] Date 1/12/06

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)

1-12-06

ACCEPTED *Kathy Valdez*
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.



249 LA PLATA CT

247 LA PLATA CT

*20x
Pick up
12-20-05*

LA PLATA

Copyright 2002
All design appearing
herein shall be the
property of the
applicant and shall
not be used for any
purpose other than
that for which it was
prepared without the
written consent of
Kathy Valdez

KATHY VALDEZ
ARCHITECT
1000
1000

247 LA PLATA CT
SITE PLAN
Grand Junction, CO

Sheet	1	Date	July 23, 2005
Revised			
Drawn			
Checked			
SITE PLAN			
A1			