

FEE \$	<u>10.00</u>
TCP \$	_____
SIF \$	_____

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3658 RIDGE DR. No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-011-86-009 Sq. Ft. of Existing Bldgs 7,000 Sq. Ft. Proposed 308
 Subdivision _____ Sq. Ft. of Lot / Parcel .578 ac.
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name ALFREDO ACEVEDO
 Address 3658 RIDGE DR.
 City / State / Zip GRAND JUNCTION CO

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

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 970-314-7175

*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 _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 7/8 from PL Rear 25/8 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District 35 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 Alfredo Acevedo Date 5/25/06
 Department Approval Justin A. ... Date 5/25/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>11 Binsley</u>	Date	<u>5/25/06</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)

ACCEPTED *JAR 5/23/06*
 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.

12' from property line

Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway
- ZOOM IN FOR ZONING

Rural Roads Large Text

Streets

All Parcels

- Parcels
- Address Label



SCALE 1 : 862

