

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | / |
| SIF \$ | / |

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

BLDG PERMIT NO. _____

Building Address 2522 Van Buren Ave No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-032-99-032 Sq. Ft. of Existing Bldgs 300 Sq. Ft. Proposed 200
 Subdivision Colonial Heights Sq. Ft. of Lot / Parcel .22
 Filing 3 Block 1 Lot 32 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Guadalupe Burgara
 Address 2522 Van Buren Ave
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed - 10 x 20

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone (970) 245-4275

***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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions Cannot build in an easement.
 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 Guadalupe Burgara Date 4-4-06
 Department Approval [Signature] Date 4-4-06

| | | | |
|--|--------------------|-------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
| Utility Accounting <u>Vate Elsbey</u> | Date <u>4/4/06</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)

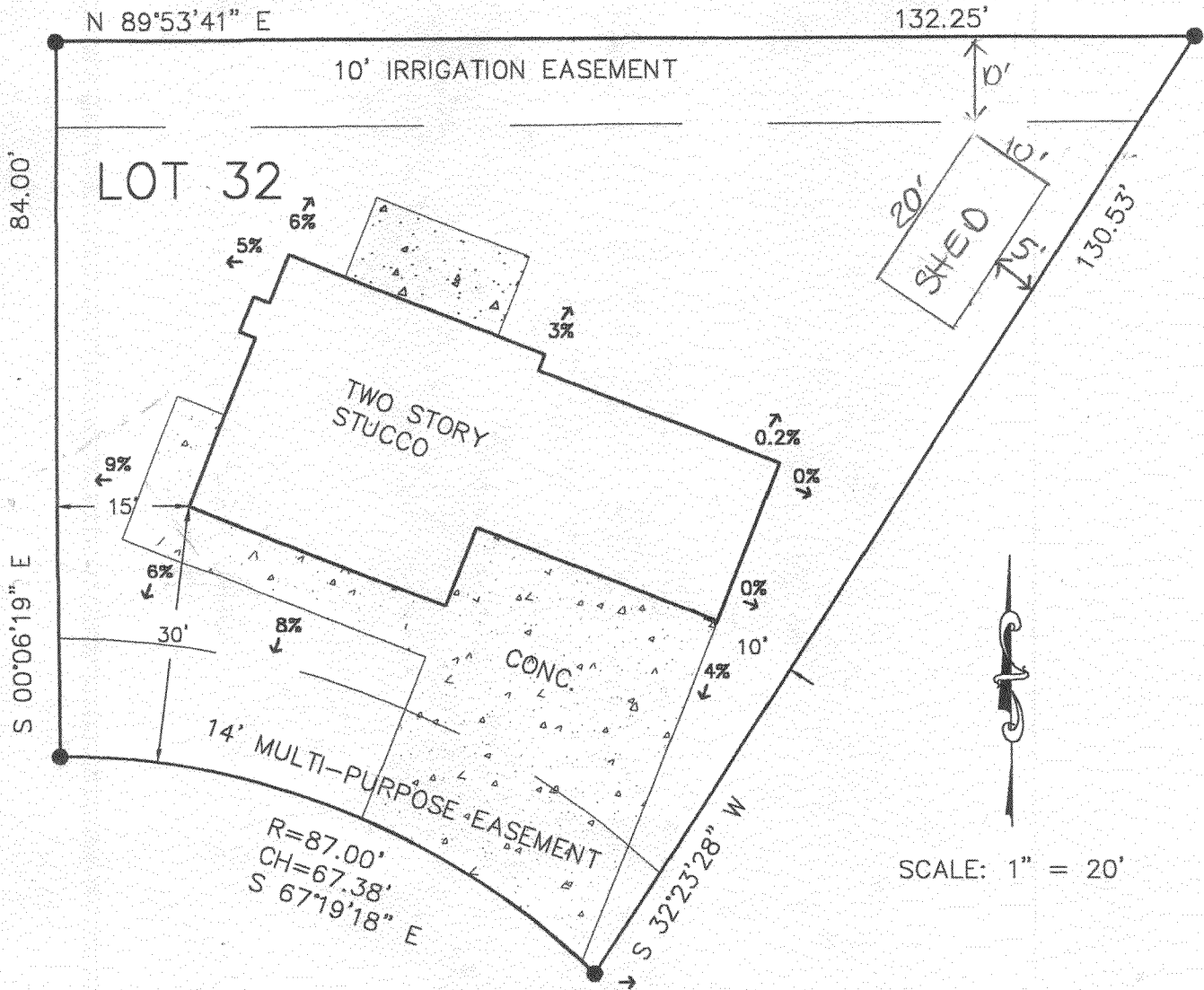
FINAL DRAINAGE CERTIFICATE

4-4 or

2522 VAN BUREN

ACCEPTED *K. Valdes*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY IDENTIFY AND IDENTIFY EASEMENTS AND PROPERTY LINES.

FONSECA ACCOUNT
 LOT 32 IN BLOCK 1 OF COLONIAL HEIGHTS FILING 3,
 MESA COUNTY, COLORADO. LEGAL PROVIDED BY SONSHINE



VAN BUREN AVENUE

10% DRAINAGE DIRECTION AND PERCENT GRADE (TYPICAL)

● - FOUND #5 REBAR WITH CAP

DRAINAGE CERTIFICATE

I HEREBY CERTIFY THAT: THE GRADING AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THE ABOVE DESCRIBED PROPERTY, PERFORMED ON THE DATE SHOWN, AND ACCURATELY DEPICT THE RELATIVE GRADES AS THEY EXISTED ON THE DATE OF SAID SURVEY. THE GRADING AND DRAINAGE PATTERNS SHOWN HEREON SUBSTANTIALLY CORRESPOND WITH THE ORIGINAL OR AMENDED PLANS. I HAVE INSPECTED THE SURVEY DATA AND CONCLUDE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LOT WILL DRAIN ADEQUATELY IN SUBSTANTIAL CONFORMANCE WITH THE SUBDIVISION DRAINAGE PLAN AND/OR THE INDIVIDUAL LOT GRADING PLAN, EXCEPT AS NOTED. THE GRADES AND DRAINAGE PATTERNS SHOWN HEREON MAY CHANGE SUBSEQUENT TO THE DATE HEREON DUE TO SUBSIDIENCE OR UPHEAVAL OF SOILS, ADDITION OR REMOVAL OF SOILS, EROSION OF SOILS BY WIND OR WATER OR OTHER FACTORS. DRAINAGE SWALES OR FLOW PATTERNS MAY BE BLOCKED BY FENCES, WALKS, LANDSCAPING, CURBING, OR OTHER IMPROVEMENTS. THEREFOR THIS SURVEY MAY NOT ACCURATELY DEPICT THE GRADING AND DRAINAGE PATTERNS SUBSEQUENT TO THIS SURVEY. THIS STATEMENT DOES NOT WARRANT THIS PROPERTY TO BE FREE OF INSTANCES OF STANDING OR SLOW DRAINING WATER AWAY FROM THE FOUNDATION.