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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

100113-8834

Building Address 721 Victor Dr  
 Parcel No. 2701-354-26-006  
 Subdivision Bellarvista  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 6

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 1100  
 Sq. Ft. of Lot / Parcel 21442  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name Karl, Connie Kunstatter  
 Address 721 Victor Dr  
 City / State / Zip Grand Jct Co, 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name J.B. Good Const  
 Address 2922 F 1/2 Rd.  
 City / State / Zip Grand Jct Co 81504  
 Telephone 970-261-8650

**\*TYPE OF HOME PROPOSED:**

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

NOTES: New Addition to house, (Master bedroom Sunroom)

**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-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	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).

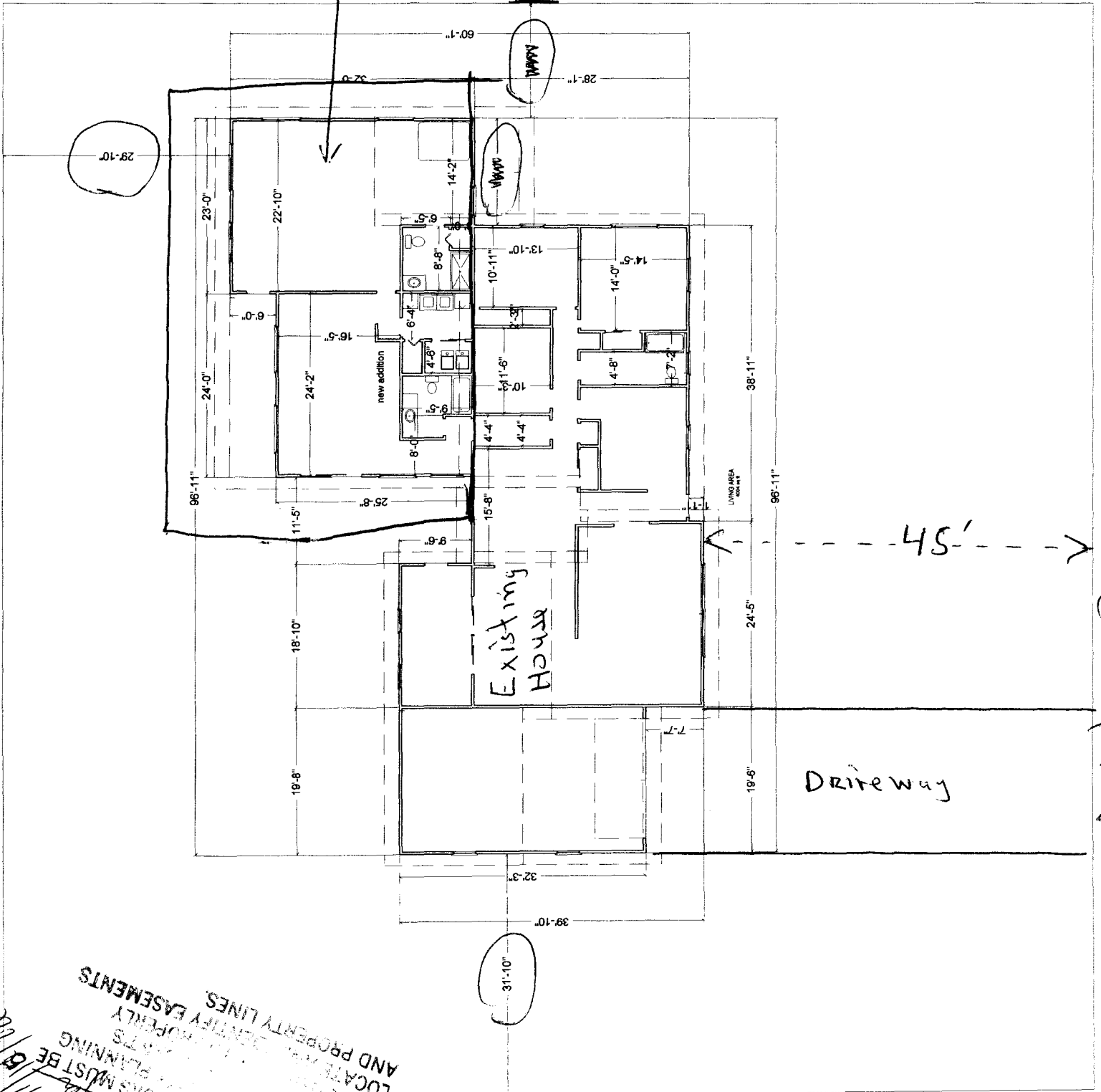
Applicant Signature John Atencio Date 11-16-06  
 Department Approval Y/SHW Magan Date 11-15-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO WTR / NO SWR</u>
Utility Accounting <u>2</u>	Date <u>11/15/06</u>		<u>change</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)

New Addition

29'



Victor Drive

Driveway

Existing House

new addition

45'

LIVING AREA

ACCEPTED *[Signature]*  
 ANY CHANGES OR RETRACEMENTS MUST BE APPROVED BY THE PLANNING DEPT.  
 RESUBMIT WITH ALL NECESSARY PERMITS AND PROPERTY LINES LOCATED AND IDENTIFY EASEMENTS