

Planning \$	10.00
TCP \$	1,589 @ 3,178.00
Drainage \$	0
SIF \$	460 @ 920.00

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

A+B

Building Address 1720 LAURETA ST.  
 Parcel No. 2945-233-04-014  
 Subdivision ORCHARD MESA HEIGHTS  
 Filing \_\_\_\_\_ Block 10 Lot 33,34,35

Multifamily Only: \_\_\_\_\_  
 No. of Existing Units 0 No. Proposed 2  
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 3236  
 Sq. Ft. of Lot / Parcel 9375  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3236 / 932 (GARAGES)

**OWNER INFORMATION:**

Name TERRY ANDERSON  
 Address P.O. Box 776303  
 City / State / Zip STEAMBOAT, CO 80477

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: NEW DUPLEX

**APPLICANT INFORMATION:**

Name JERRY BASIAN  
 Address 303 31 3/4 RD.  
 City / State / Zip GRAND Jct., CO 81503  
 Telephone 970-434-3665

\*FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ N.A.  
 Current Fair Market Value of Structure \$ 344,966

**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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2 off sheet per d.u.</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions: _____
Voting District <u>E</u>	Ingress / Egress Location Approval <u>JAR</u> (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 Jerry Basian Date 4/16/07  
 Department Approval JAR Judith A. Racz Date 5/02/2007

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20220 / 20219</u>
Utility Accounting <u>J</u>	Date _____		

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)

2945, 233, 04, 014

5/2/07

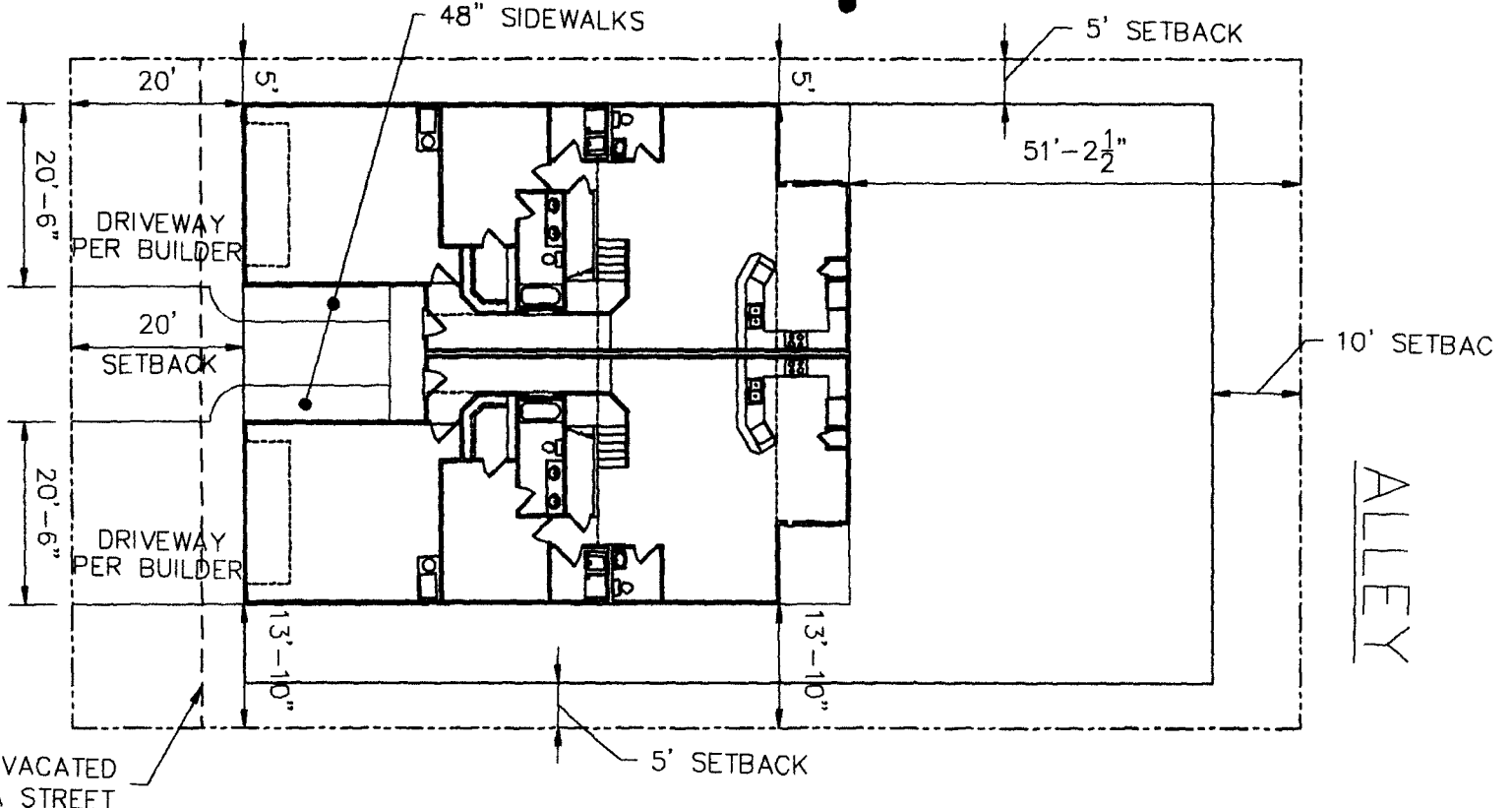
SITE INFORMATION	
ADDRESS-	1720 LAVETA STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION
LOT AREA-	0.24 ACRES ±
SINGLE UNIT MAIN FLOOR LIVING SQ. FT.-	1238 SF
SINGLE UNIT UPPER FLOOR LIVING SQ. FT.-	384 SF
SINGLE UNIT TOTAL LIVING SQ. FT.-	1622 SF
SINGLE UNIT GARAGE SQ. FT.-	466 SF

ACCEPTED JAR *Judith A. [Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE PLANNING DEPT. IS RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



*Drive way's OK  
 per [Signature]  
 5/2/07*

LAVETA STREET



EAST 15' OF VACATED LAVETA STREET

**SITE PLAN**  
 SCALE: 1" = 20'