

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2506 VAN BUREN AVE NE No. of Existing Bldgs _____ No. Proposed 1
Parcel No. 2945-032-99-024 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 96
Subdivision CONIAL HEIGHTS Sq. Ft. of Lot / Parcel 8844
Filing 3 Block 1 Lot 24 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name SAME
Address _____
City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DALE R. SPERRY
Address 2506 VAN BUREN AVE
City / State / Zip GRAND JUNCTION, CO 81505
Telephone 243-1551

***TYPE OF HOME PROPOSED:**

- Site Built shed Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): 8' x 12' = 96'

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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>25'/5'</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 Dale R Sperry Date 1-8-07
Department Approval Gayleen Henderson Date 1-8-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Van Buren</u>	Date <u>1/8/07</u>		

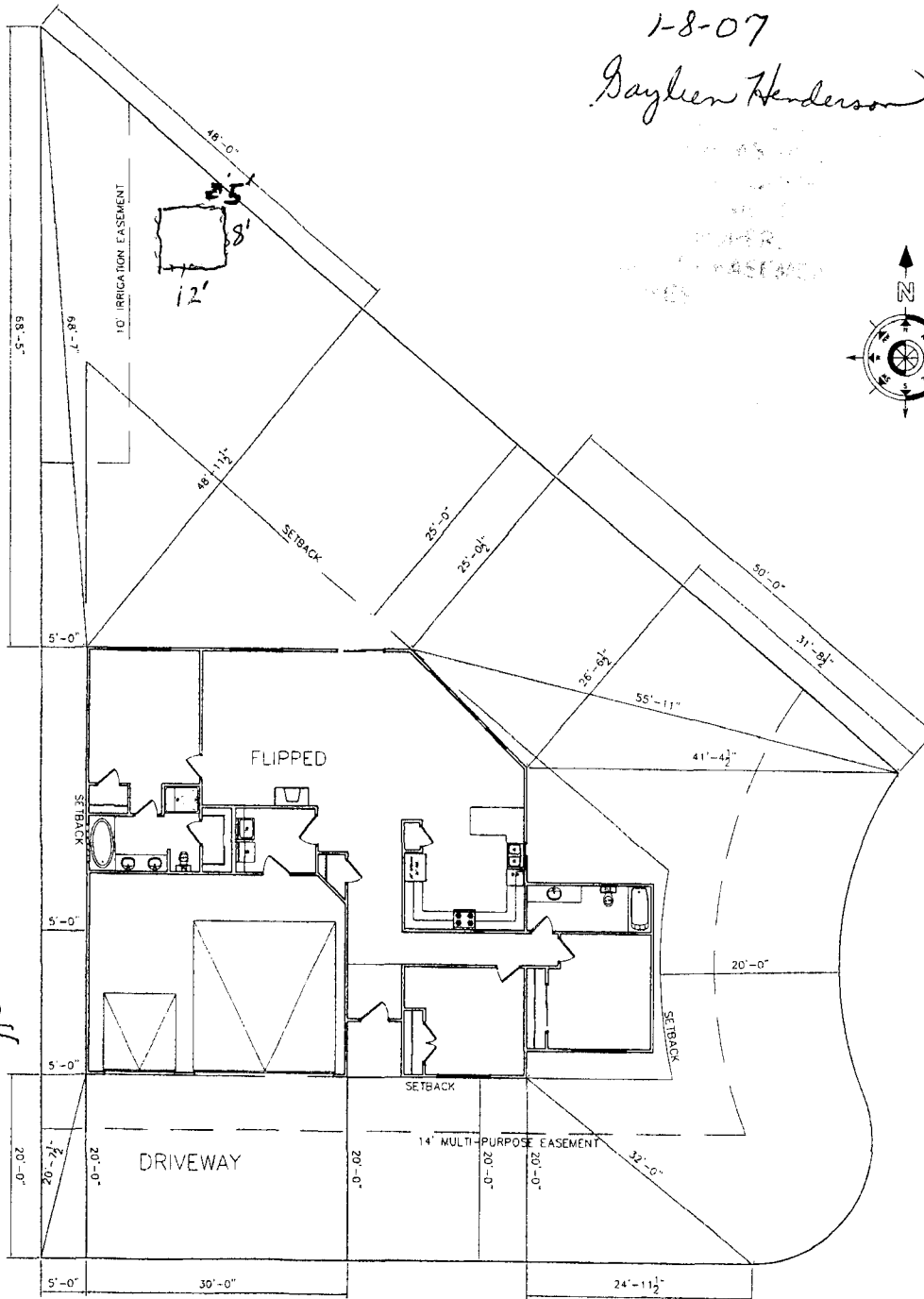
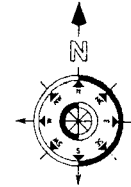
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTANCE OF THESE TE NOTED.

TE DRAWINGS BY OTHERS

1-8-07
 Gaylen Henderson

ACCEPTED *W. Shu Wagner* 8/1/05
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*Just OK
 1-28-05*

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS - FILING 3
LOT NUMBER	24
BLOCK NUMBER	1
STREET ADDRESS	2506 VAN BUREN AVENUE
COUNTY	MESA
HOUSE SQ. FT.	1836 SF
GARAGE SQ. FT.	643 SF
LOT SIZE	8844 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

VAN BUREN AVENUE

SCALE: 1" = 20'-0"