

FEE \$	10.00
TCP \$	/
SIF \$	/

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

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

Building Address 2513 Buchanan Dr. No. of Existing Bldgs 2 No. Proposed 0  
 Parcel No. 2945-032-10-019 Sq. Ft. of Existing Bldgs 1931 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Coloniel Heights Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing B Block 2 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Ed Castañeda  
 Address 2513 Buchanan Dr.  
 City / State / Zip Grand Jct Co. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Patio Cover - Back yard. 10' X 60

**APPLICANT INFORMATION:**

Name Ed Castañeda  
 Address 2513 Buchanan Dr.  
 City / State / Zip Grand Jct Co. 81505  
 Telephone 970-314-2347

**\*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 <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>/</u>
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>PAID</u>
Voting District <u>/</u>	Driveway Location Approval <u>/</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 [Signature] Date 5-23-08  
 Department Approval Judith A. Pisci Date 5/23/08

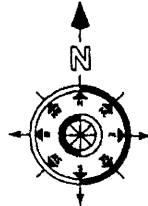
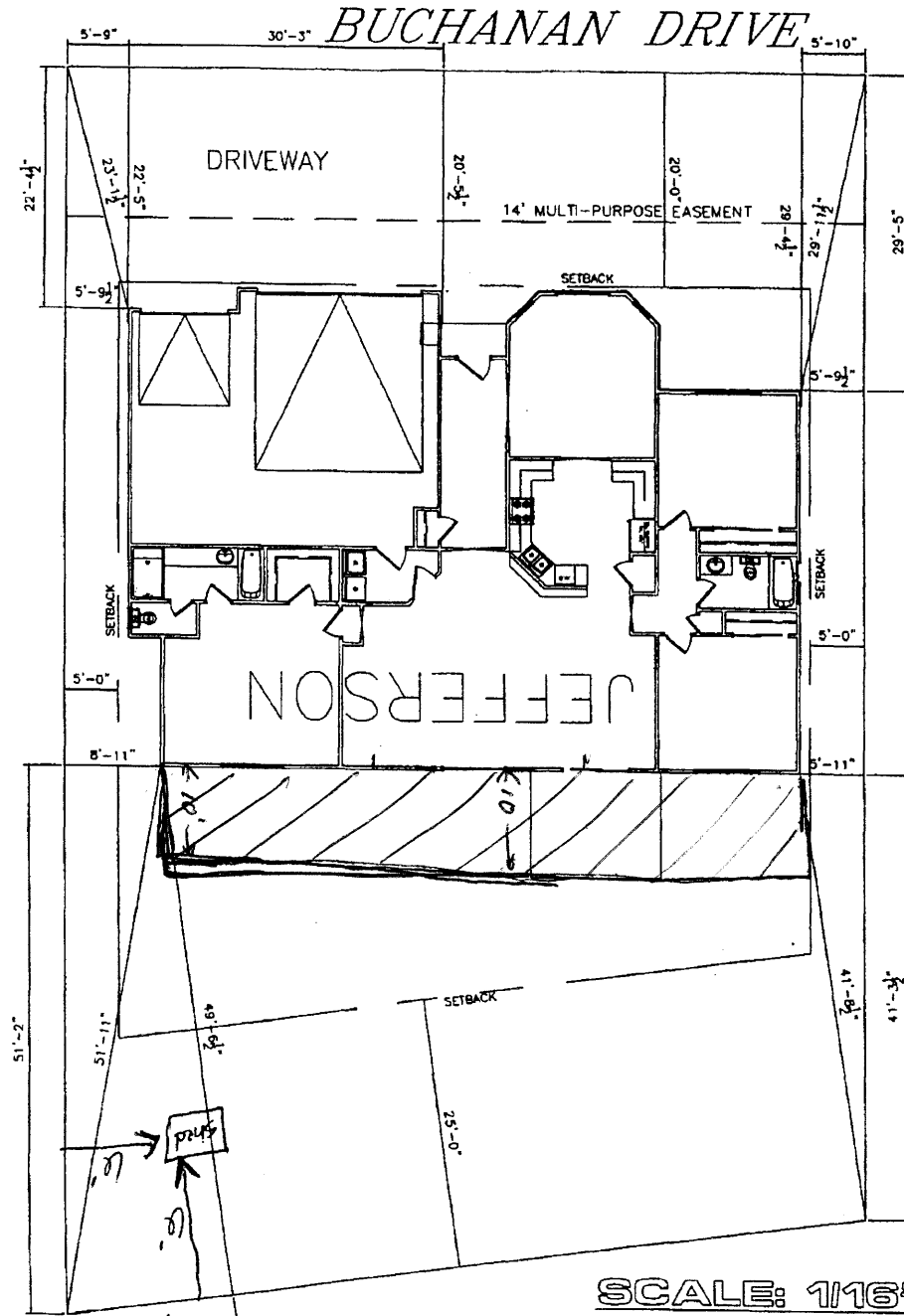
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 5/23/08

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 *Judith A. [Signature]* 5/23/07

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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	19
BLOCK NUMBER	2
STREET ADDRESS	2513 BUCHANAN DRIVE
COUNTY	MESA
HOUSE SQ. FT.	1931 SF
LOT SIZE	8356 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

SCALE: 1/16" = 1'-0"

*drive on*  
~~PROPERTY LINES~~  
~~EASEMENTS~~  
~~PLANNING~~  
~~SETBACKS~~  
~~MUST~~  
~~BE~~  
~~PROPERLY~~  
~~LOCATED~~  
~~AND~~  
~~IDENTIFIED~~  
~~BY~~  
~~THE~~  
~~APPLICANT~~  
~~BEFORE~~  
~~CONSTRUCTION~~  
 12/8/05

*Judith A. [Signature]*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.