

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2513 Buchanan Dr. No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-032-10-019 Sq. Ft. of Existing Bldgs 1931 Sq. Ft. Proposed _____
 Subdivision Colonel Heights Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 2 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ed + Amy 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): Side Cover

APPLICANT INFORMATION:

Name Sylvia Castañeda
 Address 2513 Buchanan Dr.
 City / State / Zip GJ Colo 81505
 Telephone (970) 433-9417

***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 PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials) **PAID**
NOV 10 2008
TB

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

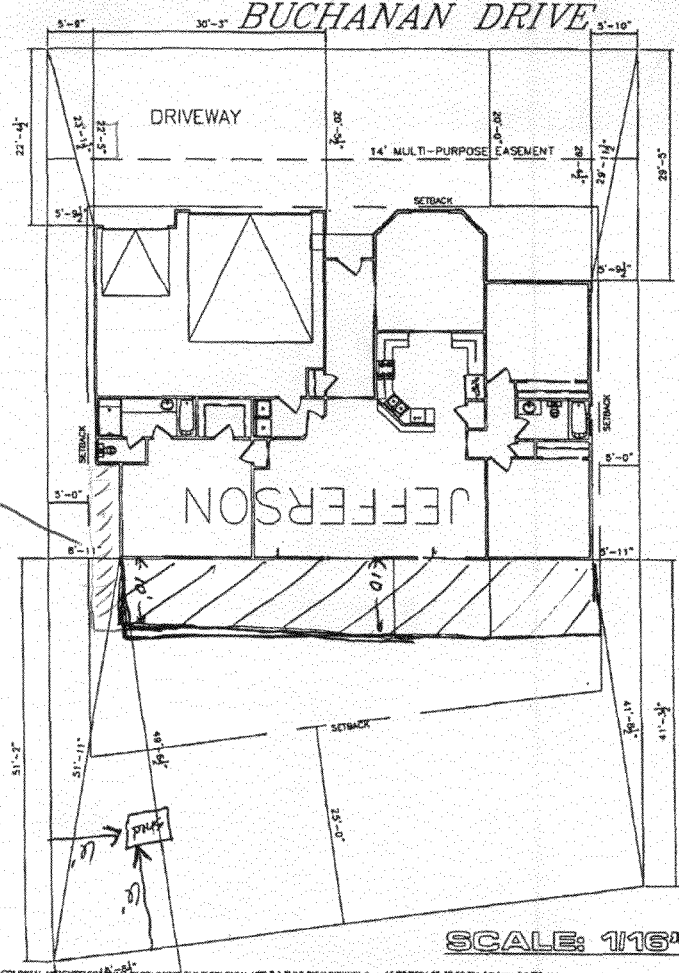
Applicant Signature Amy Castañeda Date 11/10/08
 Planning Approval Gayle Henderson Date 11-10-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>11/10/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Judith A. Dea* 5/23/07

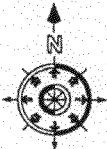
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



New Concrete

drive on

PROPERTY LINES
EASEMENTS
12/9/05



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	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'

14-22-04
ACCEPTED
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SCALE: 1/16" = 1'-0"

© 2004 FLESHAL PLATS, COLONIAL HEIGHTS, COLONIAL HTS 3-1, BLK 2 ONLY (11/11/04). 11/09/2004 02:37:08 PM, 64 Lines, 54.50'

ACCEPTED *Judith A. Dea* 11-10-08
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