

FEE \$	10
TCP \$	1589
SIF \$	460

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

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

Building Address 1725 Escalante St. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. Parent parcel 2945-233-04-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1487  
 Subdivision Sue Lopez Subdivision Sq. Ft. of Lot / Parcel 5051.2  
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1987  
 Height of Proposed Structure ~20'

**OWNER INFORMATION:**

Name Cedar Junction, LLC  
 Address 2250 Signal Rock Ct.  
 City / State / Zip Co. J., CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name TODD Von Burg  
 Address 2250 Signal Rock Ct.  
 City / State / Zip Co. J., CO 81505  
 Telephone 970 270 6169

**\*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 R-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement PAID  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 Voting District E Driveway Location Approval JAR TR  
 (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 Todd Von Burg Date 2/22/08  
 Department Approval JAR Pat Deonley Date 2/28/08

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20909

Utility Accounting C. Bensley Date 2/29/08

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)

TODD Von Burg  
1725 Escalante St  
G.J., CO 81503

(parent parcel) 2945-233-04-007

