

FEE \$	10. <sup>00</sup>
TCP \$	1589. <sup>00</sup>
SIF \$	460. <sup>00</sup>

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

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



Your Bridge to a Better Community

BLDG ADDRESS 2871 Victoria DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2291+  
(640 + 180 (Garage - 1 unit))

TAX SCHEDULE NO. 2943-301-35-001 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Unawep Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3111 26%

FILING 3 BLK 3 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Unawep Heights LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 514 28 1/4 Rd Suite 5 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (970) 241-5457 DESCRIPTION OF WORK & INTENDED USE New single family home

(2) APPLICANT Western Constructors TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 514 28 1/4 Rd Suite 5

(2) TELEPHONE (970) 241-5457

**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 R4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2

Maximum Height 35 Special Conditions eng. foundation Req'd

Voting District E Driveway Location Approval pd CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Joni Aguillo Date 4-29-08

Department Approval Pat Dunlap Date 5/2/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>pd@omsd</u>
Utility Accounting <u>Ø</u>	Date <u>5/13/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

84.08'

15' Irrigation & Drainage Easement

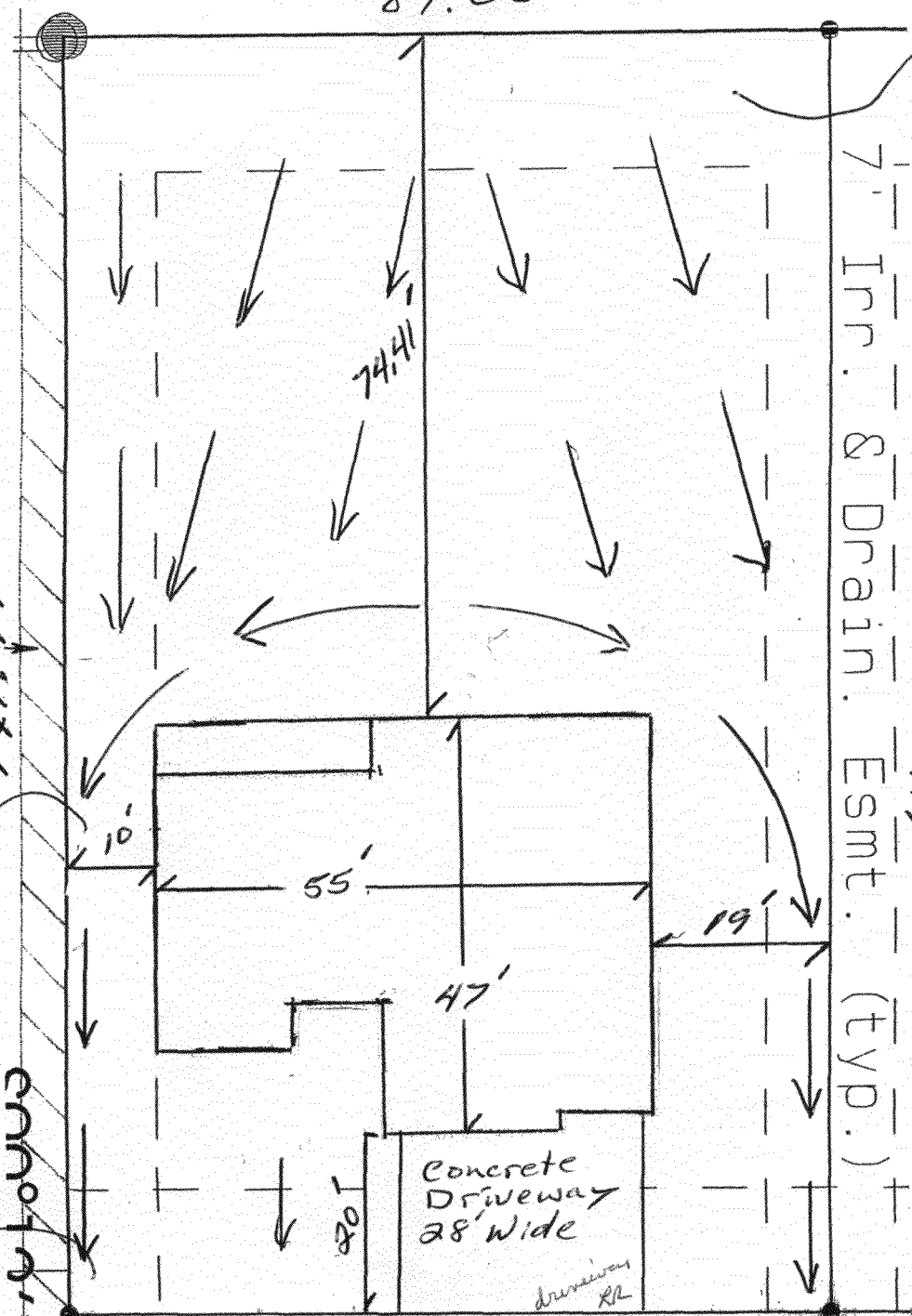


SCALE:  
Horiz: 1" = 20'

10' Irrigation Easement  
141.141

Irr. & Drain. Esmt. (TYP.)  
142.02

14' Multipurpose Easement  
CONCRETE DRIVEWAY



Victoria 83.62' Drive

Legal: Lot 1, Block 3

Subdivision Unawep Heights

Street Address: 2871 Victoria Dr  
House sq. ft.: 2291  
Garage sq. ft.: 640  
Covered Porch/Patio: 180  
Lot Size: 11883  
Lot Coverage: A  
Drainage Type: A

ACCEPTED Pat Denby 5/7/08  
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.

Front Setback 20'  
Side Setback 7'  
Rear Setback 25'

Min TOF 4668  
Max TOF 4670  
Asbuilt TOF ( )

x - spot elevations  
[x] - utility peds

Rayburst