

FEE \$	10
TCP \$	0 (CREDIT FOR EXISTING SFD)
SIF \$	460

Deferred fees
PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Zoning Approval

PARKS: \$225

Building Address 1309 N. 16th St. (A)

Parcel No. 2945-123-22-018

Subdivision Park Place Heights

Filing _____ Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1 68'
64'

Sq. Ft. of Existing Bldgs 956 Sq. Ft. Proposed 1332

Sq. Ft. of Lot / Parcel 11991 ^{Demo}

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1296 ⁷ (3996⁷)

Height of Proposed Structure 26' ✓

OWNER INFORMATION:

Name Jim + Jane Ann Schroeder

Address 2325 E 1/2 Road

City / State / Zip Grand Jct. Co. 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Duplex Unit A

APPLICANT INFORMATION:

Name Same

Address _____

City / State / Zip _____

Telephone (970) 245-7934

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: EXISTING STORAGE SHEDS TO BE DEMOLISHED.

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 <u>R-16</u>	Maximum coverage of lot by structures <u>75%</u>	SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL	Rear <u>10'</u> from PL	Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Driveway <u>PER TEDS 4.0</u>	Location Approval <u>STANDARD</u> <small>(Engineer's Initials)</small>	Parking Requirement <u>2/DU</u>
		Special Conditions <u>EXISTING RESIDENCE TO BE DEMOLISHED WITHIN 90 DAYS AFTER CO</u>	

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 *Jim Schroeder* Date 8-19-09

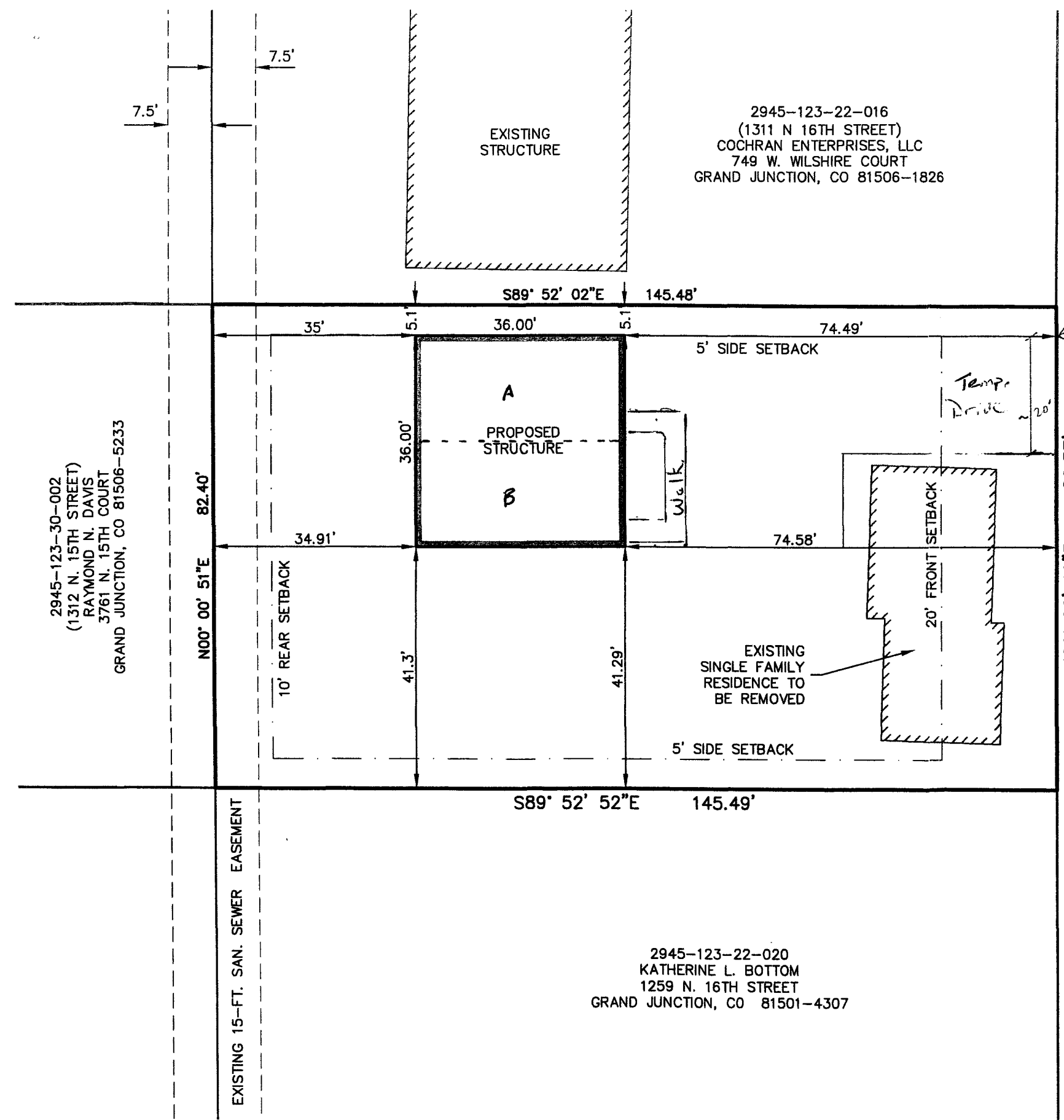
Planning Approval *[Signature]* Date 8/19/09

FEES DEFERRED
MAX 24 2010
DV

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>214971</u>
Utility Accounting <u><i>[Signature]</i></u>	Date <u>8-20-09</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)

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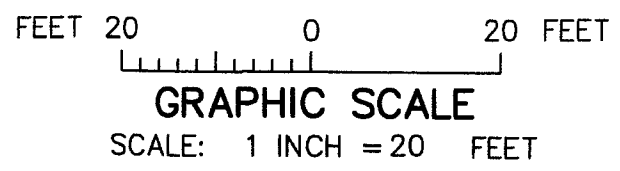
2945-123-22-016
 (1311 N 16TH STREET)
 COCHRAN ENTERPRISES, LLC
 749 W. WILSHIRE COURT
 GRAND JUNCTION, CO 81506-1826

2945-123-30-002
 (1312 N. 15TH STREET)
 RAYMOND N. DAVIS
 3761 N. 15TH COURT
 GRAND JUNCTION, CO 81506-5233

2945-123-22-020
 KATHERINE L. BOTTOM
 1259 N. 16TH STREET
 GRAND JUNCTION, CO 81501-4307

DRIVEWAY LOCATED
 MINIMUM 5'
 FROM PROPERTY
 LINE
 PER T.E.D.S. 4.1.1

N. 16th STREET



ACCEPTED *Pat Deenlap 8/24/09*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 VERIFY LOCAL ORDINANCES
 AND REGULATIONS.

SITE PLAN
1309 N. 16TH STREET
GRAND JUNCTION, COLORADO

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 806 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81506 • (970) 243-2242

DATE: 8-17-09
 JOB NO. 4328.00-02