

Deferred Fees

7A

FEE \$	10
TCP \$	2554
SIF \$	\$ 460

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

BLDG PERMIT NO. _____
Zoning Approval / X

PARKS: \$225

Building Address 1309 N. 16th St (B)
 Parcel No. 2945-123-22-018
 Subdivision Park Place Heights
 Filing _____ Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 956 Sq. Ft. Proposed 1296 64%
 Sq. Ft. of Lot / Parcel 11,991 64%
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1296 (3996?)
 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 B

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 R-16 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 40' Parking Requirement 2/00
 Voting District _____ Driveway PER TEDS 4.0 EXISTING RESIDENCE TO BE DEMOLISHED
 Location Approval STANDARDSS Special Conditions WITHIN 90 DAYS AFTER CO
 (Engineer's Initials)

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).

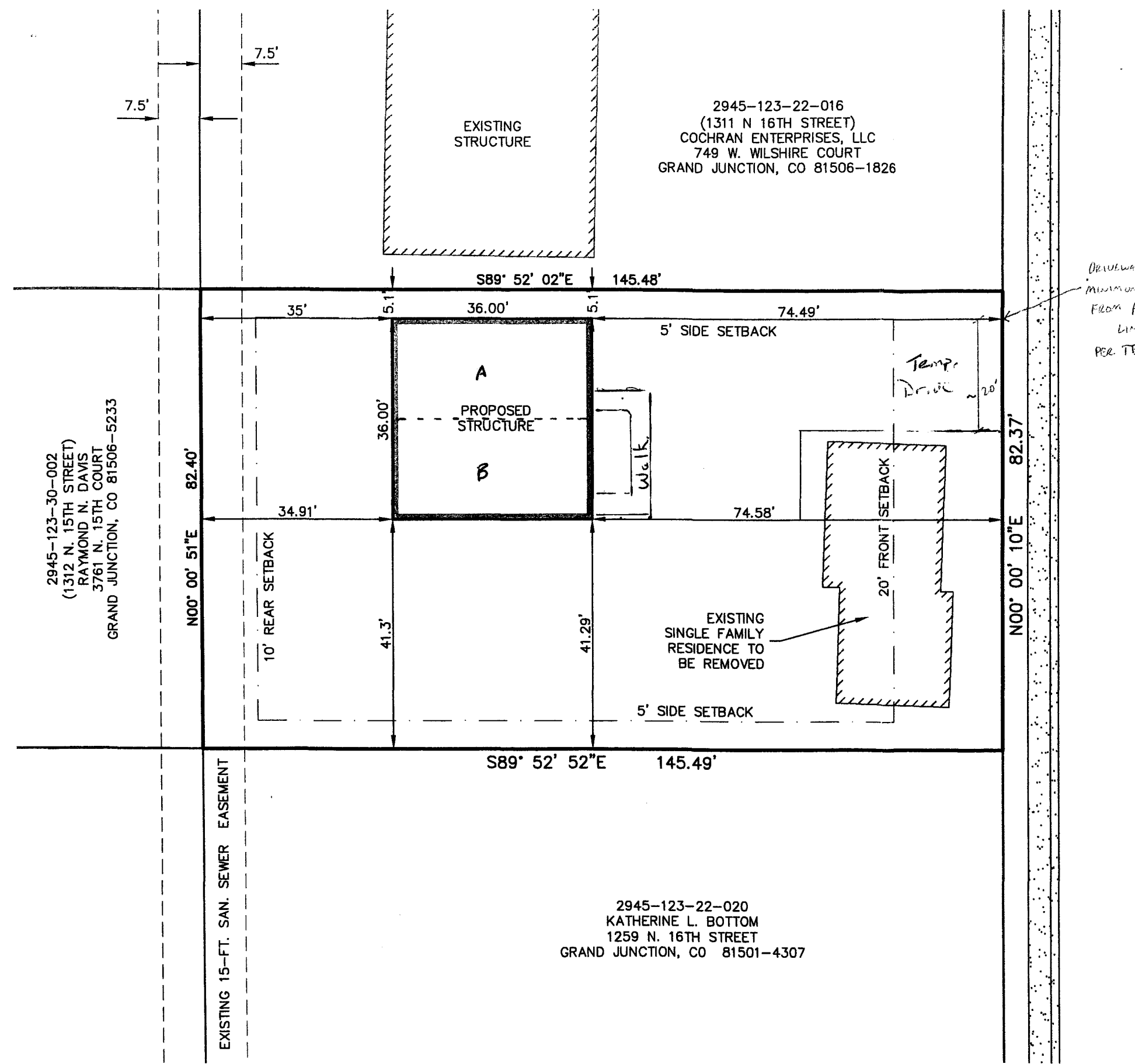
Applicant Signature [Signature] Date 8-19-09
 Planning Approval [Signature] Date 8/19/09

FEES DEFERRED
 PAID
 MAY 24 2010
 DV

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21478</u>
Utility Accounting <u>[Signature]</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)

C:\Civil 3D Projects\4328.00-02\DWG\DWG 11:55:07 AM, AREA REVISIONS TO 08/24/09



DRIVEWAY LOCATED
MINIMUM 5'
FROM PROPERTY
LINE
PER TEDS 4.1.1

N. 16th STREET



FEET 20 0 20 FEET
GRAPHIC SCALE
SCALE: 1 INCH = 20 FEET

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
OBTAIN ALL NECESSARY PERMITS.
DATE: 8-24-09

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

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
606 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81606 • (970) 249-2242

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