

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.
<u>Zoning Approval</u> <input checked="" type="checkbox"/>

410907-0

Building Address 825 27 1/4 RD

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2701-253-00-293

Sq. Ft. of Existing Bldgs 1045 Sq. Ft. Proposed 1712

Subdivision NA

Sq. Ft. of Lot / Parcel 108028

Filing NA Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1485 + 3503 = 4988

OWNER INFORMATION:

Height of Proposed Structure 20'-6"

Name STEPHEN KESSBERGER

DESCRIPTION OF WORK & INTENDED USE:

Address 825 27 1/4 RD

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

City / State / Zip GRAND JCT, CO, 81506

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name STEPHEN KESSBERGER

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Address 825 27 1/4 RD

City / State / Zip GJ, CO, 81506

NOTES: EXISTING BUILDING

Telephone (970) 241-4921

TO BE REMOVED UPON COMPLETION OF NEW BLDG. *

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 <u>R-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15/3</u> from PL Rear <u>30/10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>* Existing building must be removed before CO is issued.</u>
Voting District <u>B</u> Driveway Location Approval <u>NSJ</u> (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).

X Applicant Signature Stephen Kessberger

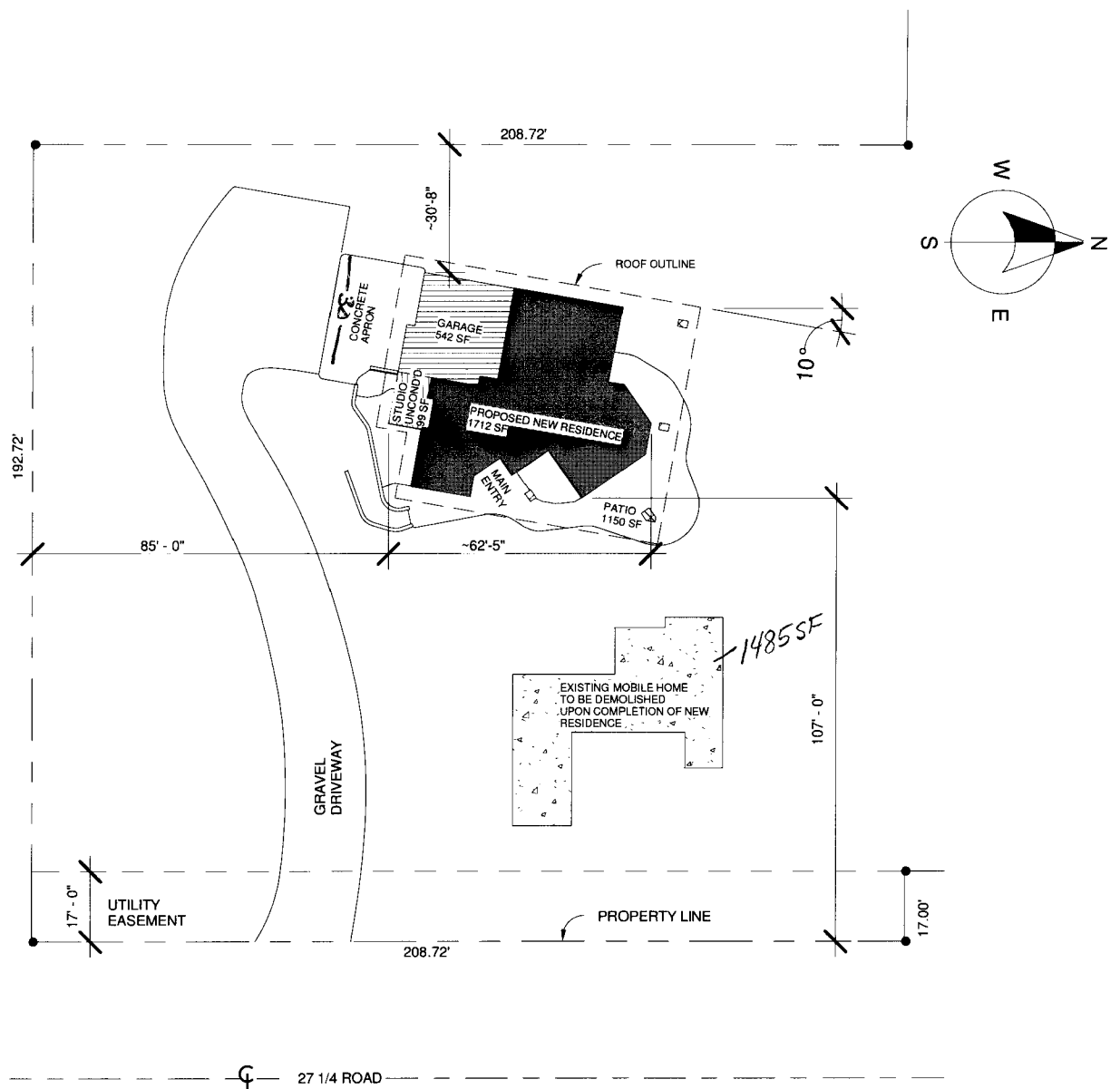
Date 1 EQU

Department Approval Wendy Spurr

Date 7/2/09 7am

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>existing</u>
Utility Accounting <u>Patricia Vonover</u>	Date <u>7-2-9</u>		

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)

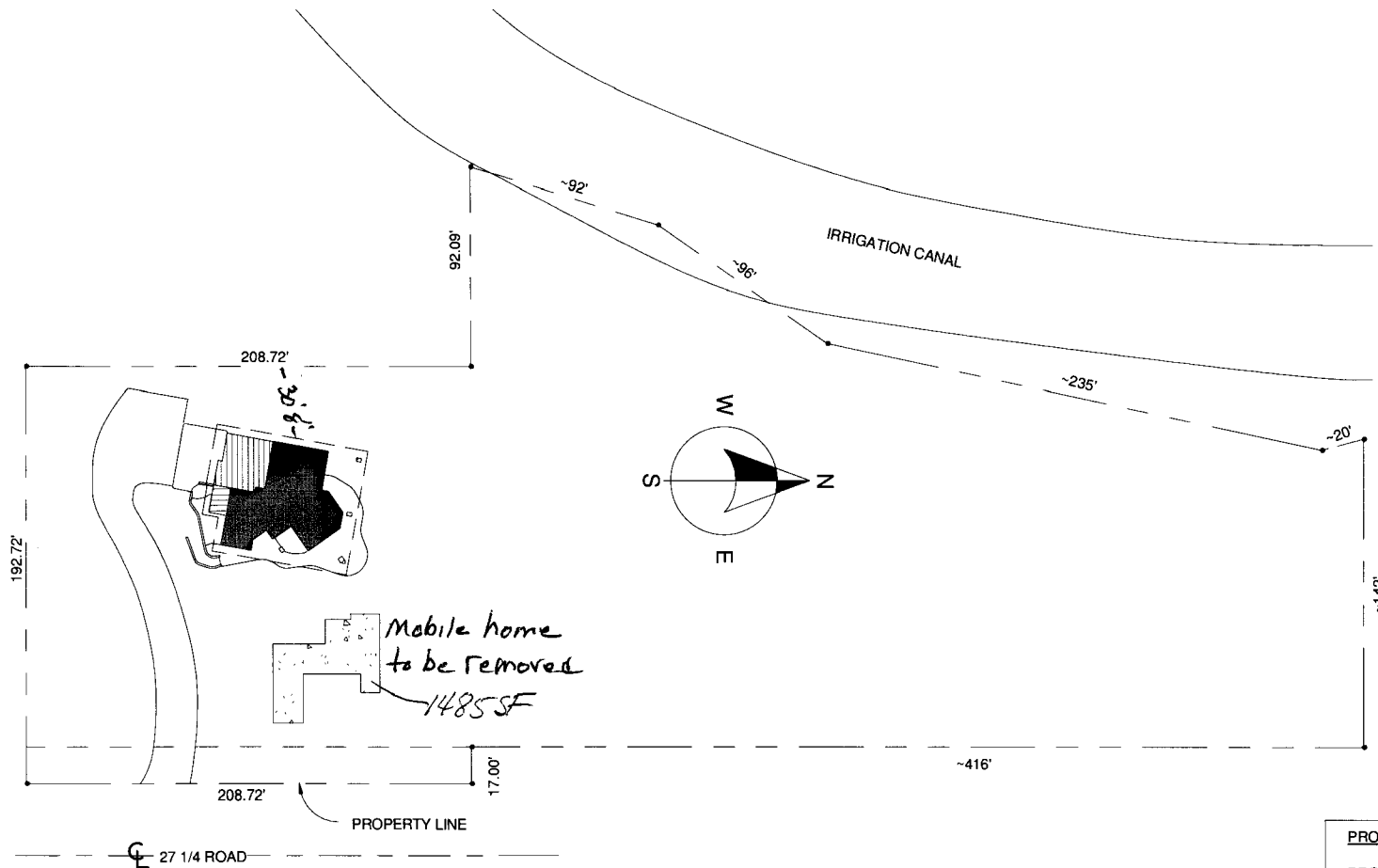


1 PLOT PLAN
1" = 40'-0"

ACCEPTED *Wendy Spurr*
 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.

PROPERTY OWNER	
STEVE KESSBERGER	
PROJECT LOCATION	
825 27-1/4 ROAD	
GRAND JCT., CO 81506	
PARCEL # 2701-253-00-293	
PROJECT DATA	
ZONING	R-1
SETBACKS	PRIN/ACC (FT)
STREET	20/25
SIDE	15/3
REAR	30/10
LOT AREA	108028 SF
	2.48 AC
BUILDING	
PRINCIPAL	1712 SF
GARAGE	542
STUDIO	99
PATIO / CONC.	1150
LOT COVERAGE	
ACTUAL	3503 SF
	3%
ALLOWED	20%

2 -PROPERTY DATA
1" = 20'-0"



① SITE PLAN 1=960
1" = 80'-0"

PROPERTY OWNER	
STEVE KESSBERGER	
PROJECT LOCATION	
825 27-1/4 ROAD	
GRAND JCT., CO 81506	
PARCEL # 2701-253-00-293	
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② -PROPERTY DATA-
1" = 20'-0"