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

BLDG PERMIT NO. 7510-0

Building Address 402 Bookcliff Dr No. of Existing Bldgs 2 No. Proposed no chg
 Parcel No. 2945-112-10-007 Sq. Ft. of Existing Bldgs 2394 Sq. Ft. of Existing Bldgs ~~2106~~ 2394 Sq. Ft. Proposed ~~2394~~ lot
 Subdivision Bookcliff Heights Sq. Ft. of Lot / Parcel 21,300 (.49ac)
 Filing _____ Block _____ Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4566
 Height of Proposed Structure 10' on high side

OWNER INFORMATION:

Name DAVE AGAPITO
 Address 402 Bookcliff Dr
 City / State / Zip Grd. Jct. CO
81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Carport (12x26)
312 SF

APPLICANT INFORMATION:

Name DAVE AGAPITO
 Address (same as owner)
 City / State / Zip _____
 Telephone 970-255-8809

***TYPE OF HOME PROPOSED:**

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

PAID
AUG 14 2009
RB

NOTES: Carport, cement pad
open sided, side of house

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 R5 Maximum coverage of lot by structures 60
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

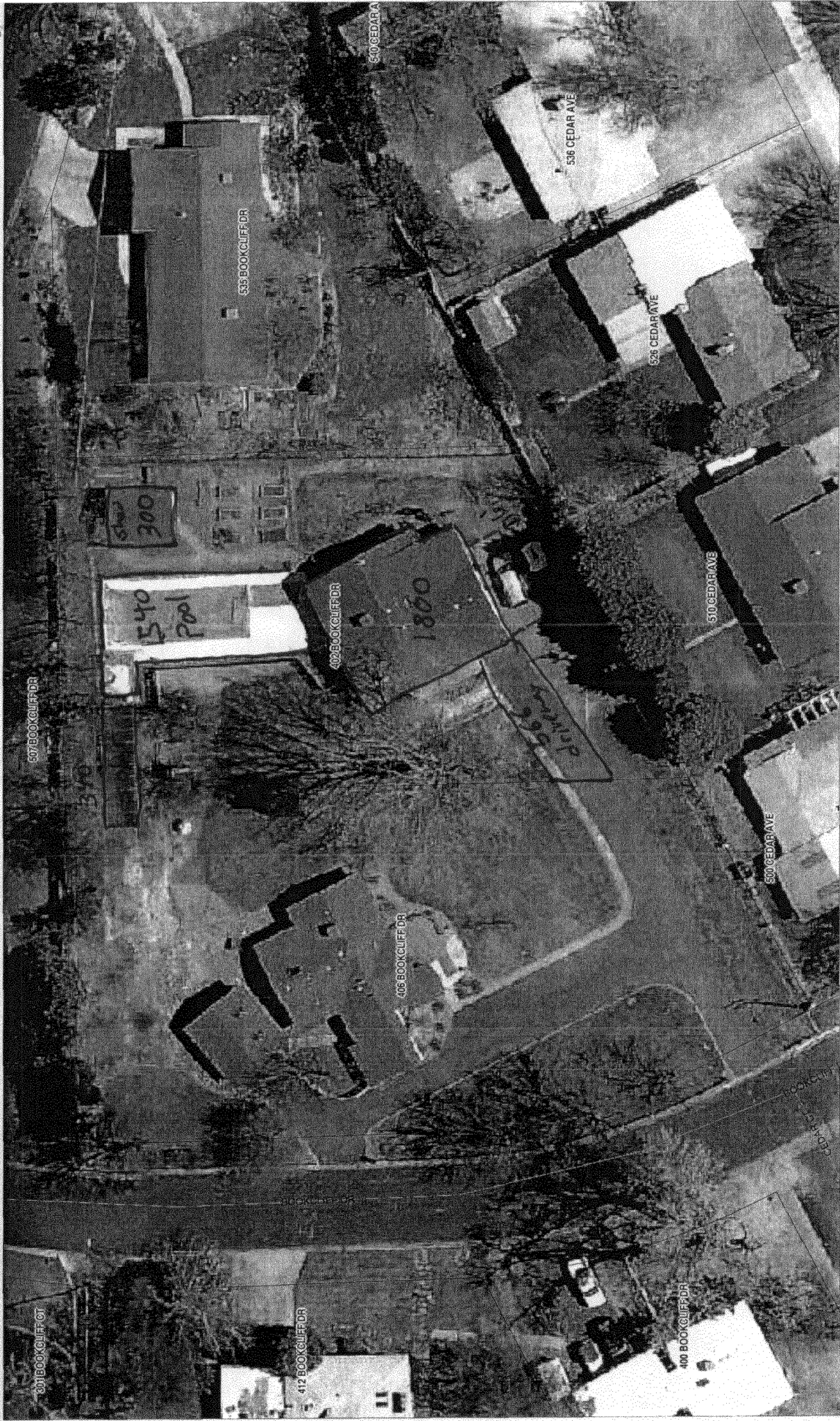
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

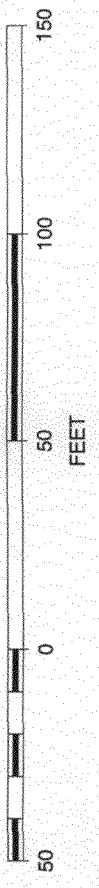
Applicant Signature [Signature] Date Aug 14, 2009
 Planning Approval [Signature] Date 8/14/09

| | | | |
|--|------------|--|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no sewer taps</u> |
| Utility Accounting | <u>ami</u> | | Date <u>8/14/09</u> |

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 545



[Signature]
ACCEPTED
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.

Thursday, June 25, 2009 12:14 PM