

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ _____

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3/14 **Public Works & Planning Department**

Building Address Chuluota 126 Chuluota Ave.
 Parcel No. 2945-154-40-003
 Subdivision Riverside
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs. 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs. 0 Sq. Ft. Proposed 1200
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name John Spendrup
 Address 545 28th Rd
 City / State / Zip Grand Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Spendrup
 Address 545 28th Rd
 City / State / Zip Grand Jct CO 81501
 Telephone 260-6356

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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-8 Maximum coverage of lot by structures _____
 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) _____ 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 John Spendrup Date 3/31/09
 Planning Approval Jaylen Henderson Date 3-2-09

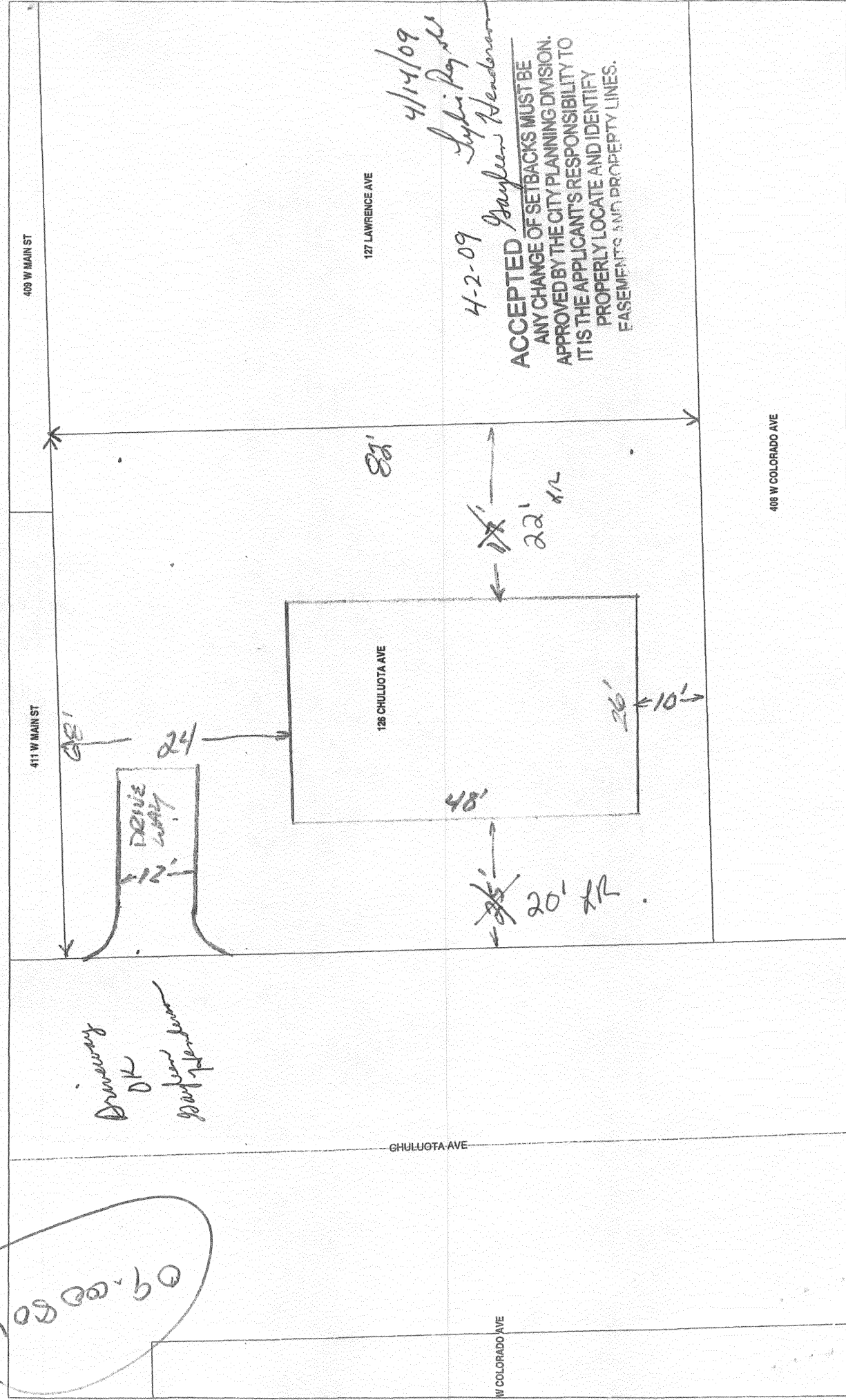
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1

Utility Accounting AP Date 4/2/09

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)

126 ~~CHULLUOTA~~ Chulluota

City of Grand Junction GIS Zoning Map ©



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.

in Air Photos for 1954, previous structure appeared to be on property

City of Grand Junction GIS Zoning Map ©



Chulucita

1954
structure
appeared floor
app to be

201 Persigo Service Area

Urban Growth Boundary

Airport Zones

- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR LAND USE
ZOOM IN FOR ZONING

Buffer Zones

- Palisade Grand Jct Buffer
- Fruita / Grand Junction Buffer

Streets

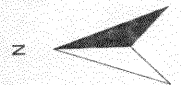
All Parcels
















- Parcels
- Address Label

Air Photos

- 1954 Photos
- 2008 Photos

Highways



-  **201 Persigo Service Area**
-  **Urban Growth Boundary**
- Airport Zones**
 -  Airport Road
 -  Clear Zone
 -  Critical Zone
 -  Runway 22
 -  Runway 29
 -  Taxi Way
- ZOOM IN FOR LAND USE
- ZOOM IN FOR ZONING
- Buffer Zones**
 -  Palisade Grand Jct Buffer
 -  Fruita / Grand Junction Buffer
- Streets**
- All Parcels**
 -  Parcels
 -  Address Label
- Air Photos**
 -  1966 Photos
 -  2008 Photos
-  **Highways**

