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| FEE \$ | 10. ⁰⁰ |
| TCP \$ | |
| SIF \$ | |

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

BLDG PERMIT NO. _____

44581-0

Building Address 2751 Laguna Drive
 Parcel No. 2945-244-42-001
 Subdivision EAGLE Subdivision
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 0.219 9,539
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dean + Linda Smith
 Address 2751 Laguna Drive
 City / State / Zip Grand Junction, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): OUTSIDE SHADE STRUCTURE - PERGOLA ATTACHED

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone (970) 314-7194

***TYPE OF HOME PROPOSED:**

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

NOTES: NO WTR/SWL Changes

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

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|---|---|
| ZONE <u>R-5</u> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>20/25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>5/3</u> from PL Rear <u>25/5</u> from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) <u>35'</u> | Parking Requirement _____ |
| Voting District _____ Driveway Location Approval _____ (Engineer's Initials) | Special Conditions _____ |

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 4/3/09
 Planning Approval [Signature] Date 4/3/09

| | | | |
|--|--------------------|--|-----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO WTR/SWL Changes</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>4/3/09</u> | | |

City of Grand Junction GIS Zoning Map ©



ACCEPTED *[Signature]*
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.

SCALE 1 : 239

