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

BLDG PERMIT NO. _____

SF176-0

Building Address 723 Spanish Trail Dr No. of Existing Bldgs 1 No. Proposed ~~1~~
 Parcel No. 2701-333-39-012 Sq. Ft. of Existing Bldgs 1692 Sq. Ft. Proposed —
 Subdivision Spanish Trail Dr Sq. Ft. of Lot / Parcel .087
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,673
 Height of Proposed Structure ≈ 12 ft.

OWNER INFORMATION:

Name Marsha Leguizamón
 Address 723 Spanish Tr. Dr.
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): pergola attached over existing back patio

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 970-314-2804

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PA
JUN 10 2009
RD

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ 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 Marsha Leguizamón Date 6/10/09
 Planning Approval [Signature] Date 6/10/09

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

Utility Accounting [Signature] Date 6/10/09

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 : 141

