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TCP \$	/
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# #54512-0

## PLANNING CLEARANCE

BLDG PERMIT NO.
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(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 2208 VICTORIAN CT  
Parcel No. 2945-183-07-013  
Subdivision RENAISSANCE IN THE REDLANDS  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 13,416 48  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface 3270  
(Total Existing & Proposed) 2832 + 182 + 712 + 4320  
Height of Proposed Structure 4

**OWNER INFORMATION:**

Name Reuben Trujillo  
Address 2208 VICTORIAN  
City / State / AS CO

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition 16 X 26  
 Other (please specify): pergola 12x24  
285 416

**APPLICANT INFORMATION:**

Name Reuben Trujillo  
Address 2208 VICTORIAN CT  
City / State / AS CO 81507  
Telephone 247 10 00

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: 20' easement on west + east

**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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	Permanent Foundation Required: YES _____ NO <u>X</u>	Floodplain Certificate Required: YES _____ NO _____
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____	Special Conditions _____
Maximum Height of Structure(s) <u>40'</u>	Voting District _____	(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 Reuben Trujillo Date 6-23-10  
Planning Approval Pat Demko Date 6/30/10

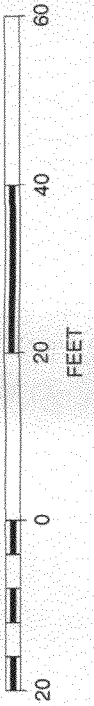
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>Pergola</u>
Utility Accounting <u>Reuben Trujillo</u>	Date <u>6-30-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 270



ACCEPTED *Pat Dunder 6/23/10*  
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.