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TCP \$	—
SIF \$	—

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 77118



Your Bridge to a Better Community

60' x 100'

BLDG ADDRESS 2648 Kennedy Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 10 x 20  
 TAX SCHEDULE NO. 2945-124-22-021 SQ. FT. OF EXISTING BLDGS 24 x 30' approx  
 SUBDIVISION Houlton Re-Sub TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 2nd BLK 1 LOT 14 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Lucille Jones NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 2648 Kennedy USE OF EXISTING BUILDINGS home  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE carport  
 (2) APPLICANT Joe Fletcher TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 243-3967  Other (please specify) \_\_\_\_\_

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 or accessory from center of ROW, whichever is greater  
 Side 3' to eave from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 60 TRAFFIC 31 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

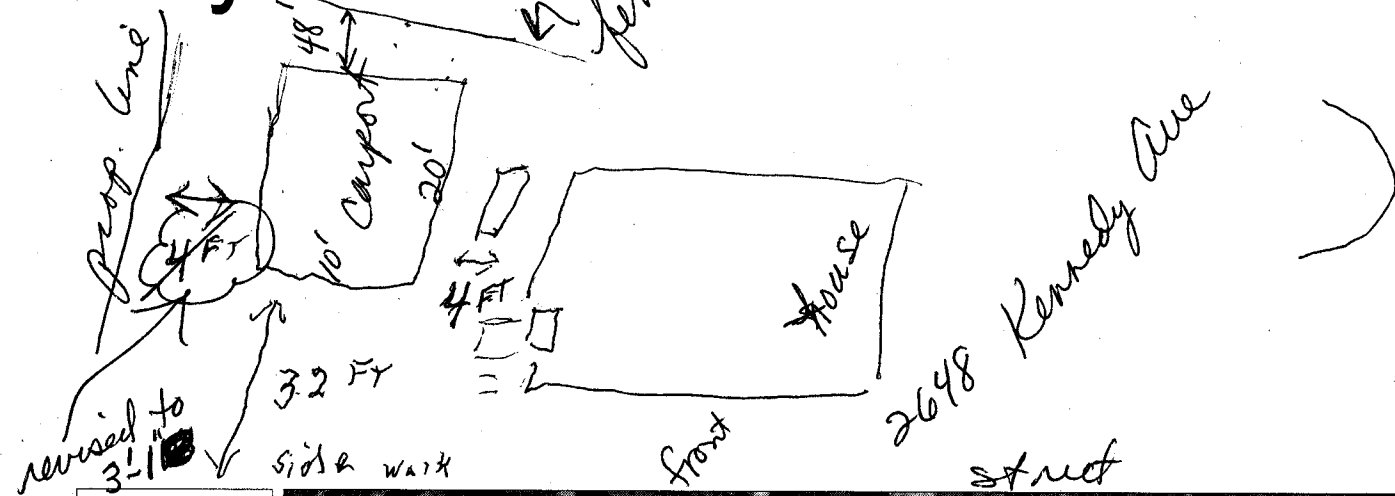
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Joseph D. Fletcher Date 10-6-00  
 Department Approval Ronnie Edwards Date 10-6-00

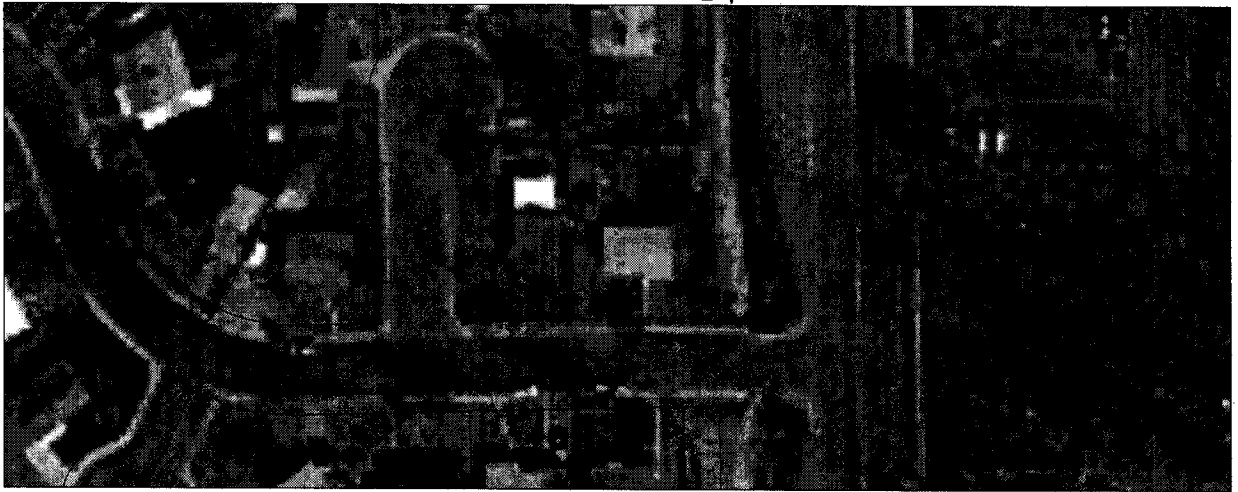
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Deukholt</u>		Date <u>10-6-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Map



- per Dan Davis
- Parcels
  - Air Photos
  - Highways
  - Streets 2



SCALE 1 : 1,282



*Ronnie* 10/6/00

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

