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

BLDG PERMIT NO. 78907



Your Bridge to a Better Community

BLDG ADDRESS 629 1/2 - 26 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1350^{sq ft}
 TAX SCHEDULE NO. 2945-023-00-023 SQ. FT. OF EXISTING BLDGS 3551^{sq ft}
 SUBDIVISION none TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____
 (1) OWNER JOHN GORDON NO. OF DWELLING UNITS: Before: 1 After: 1 this Construction
 (1) ADDRESS 629 1/2 - 26 1/2 RD NO. OF BUILDINGS ON PARCEL Before: 2 After: 3 this Construction
 (1) TELEPHONE 245-1958 USE OF EXISTING BUILDINGS PRIV. RES. + SHED
 (2) APPLICANT JAMES HAAS DESCRIPTION OF WORK & INTENDED USE GAR, EXERCISE + SPA ROOM
 (2) ADDRESS 3247 WHITE AV. #1 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 434-7527 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions detached garage
 CENSUS 10 TRAFFIC 20 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).

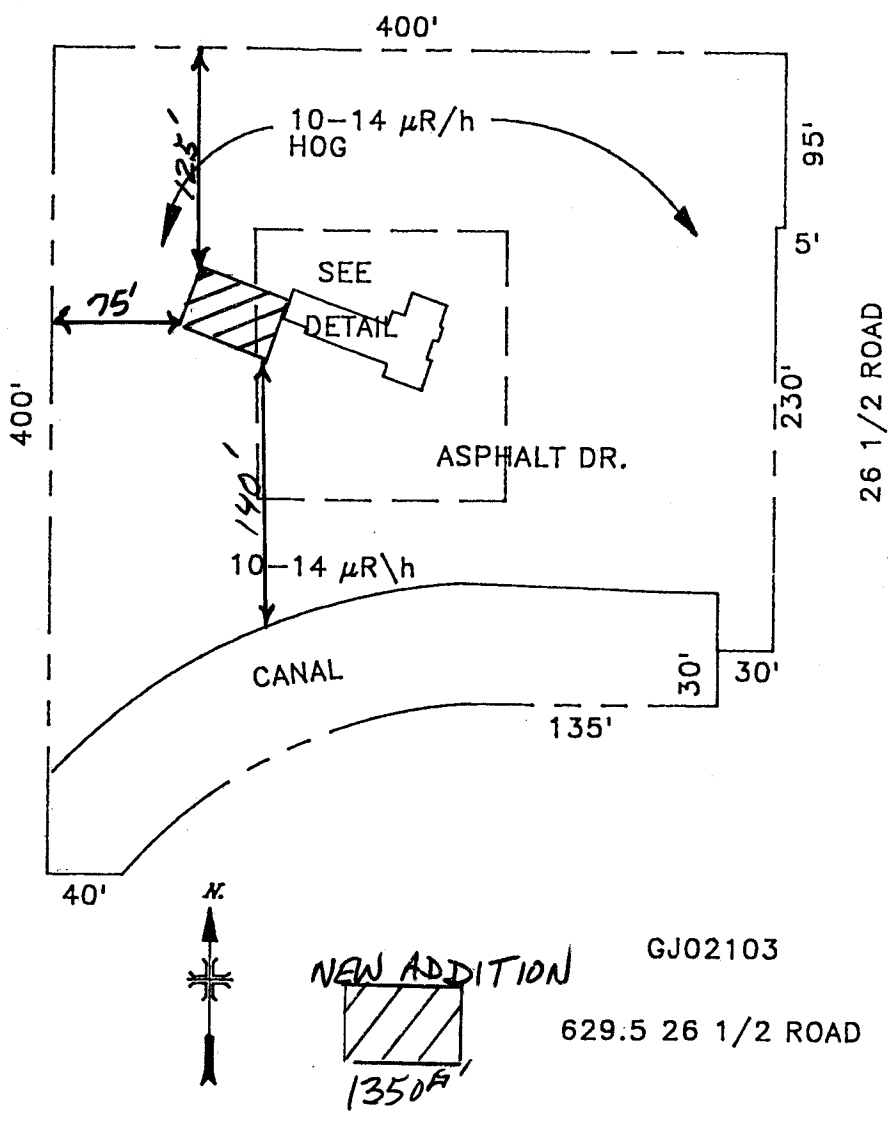
Applicant Signature James M Haas Date 3-5-01
 Department Approval Ronnie Edwards Date 3-5-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Checked</u>	Date	<u>3/5/01</u>

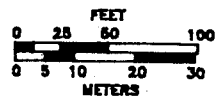
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ronnie 3/5/01

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.



4900 sq total



SHEET 1 OF 2

Figure 1. Location GJ02103, 629 1/2 26 1/2 Road, Grand Junction, CO. (sheet 1 of 2)

2/10/88

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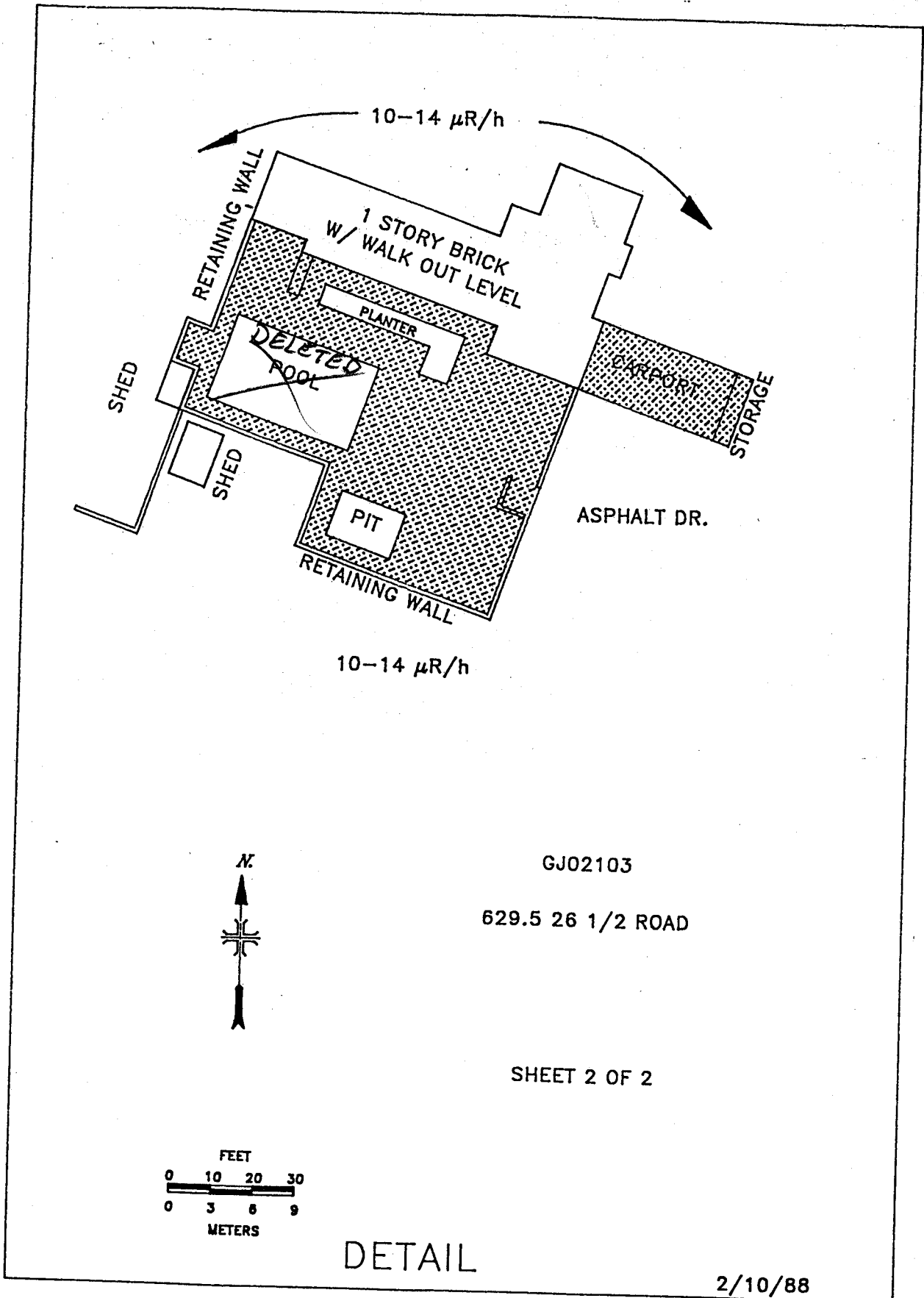


Figure 1. Location GJ02103, 629 1/2 26 1/2 Road, Grand Junction, CO. (sheet 2 of 2)