

FEE \$:	10.00
TCP \$	-
SIF \$	-

# PLANNING CLEARANCE

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

49700-5635

BLDG ADDRESS 2324 Texas Av.

TAX SCHEDULE NO. 2945-124-08-022

SUBDIVISION w. Cox + Bixby

FILING BLK 1 LOT B

(1) OWNER John Turner

(1) ADDRESS 2324 Texas Av.

(1) TELEPHONE 970 242-1423

(2) APPLICANT Alco Building Co.

(2) ADDRESS 529 25 1/2 RD B-109

(2) TELEPHONE 970 242-1423

SQ. FT. OF PROPOSED BLDGS/ADDITION 12'x12' storage  
~~24'x24' garage~~  
12'x38' Living

SQ. FT. OF EXISTING BLDGS 1080

TOTAL SQ. FT. OF EXISTING & PROPOSED 1536

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS Storage + Living

DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 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 RMF-8

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 35'

Maximum coverage of lot by structures 70%

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS 0 TRAFFIC 31 ANNEX# \_\_\_\_\_

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 John Turner Date 5/11/01

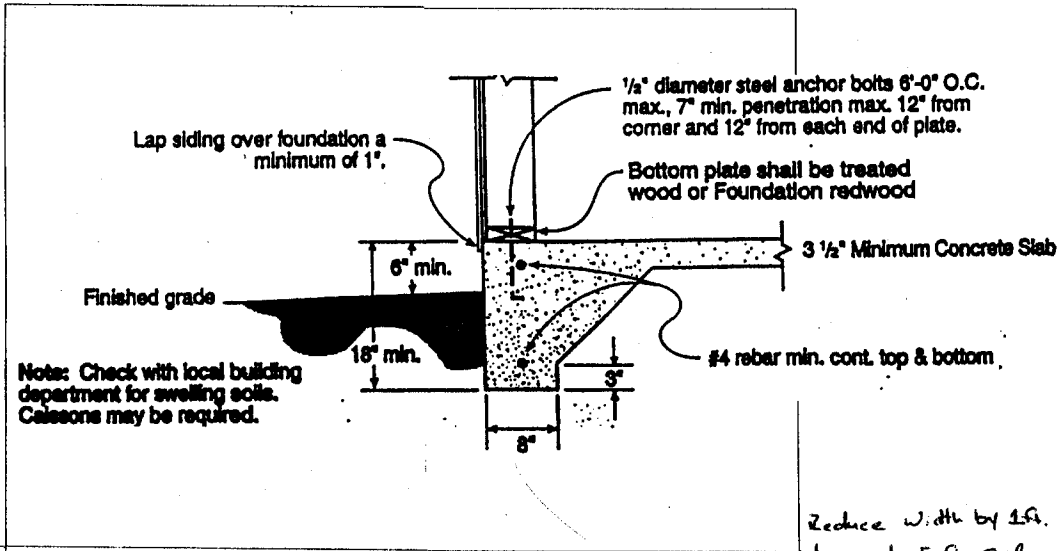
Department Approval Ronnie Edwards Date 5/24/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No
Utility Accounting	<u>OK</u>	Date	<u>5-21-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

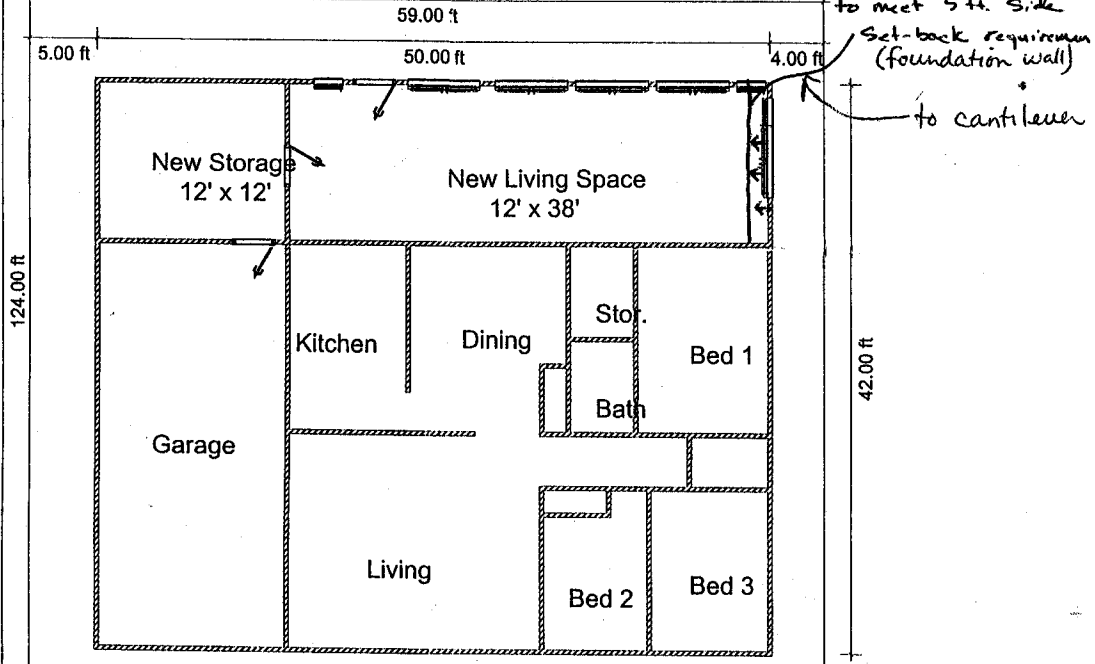
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*alley*



Note: Check with local building department for swelling soils. Caissons may be required.

*Reduce width by 1 ft. to meet 5 ft. side set-back requirement (foundation wall) to cantilever*



ACCEPTED *Ronnie 5/21/01*

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.

*Texas Ave.*

*alley*

