

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79412



Your Bridge to a Better Community

BLDG ADDRESS 2557 JANECE DR SQ. FT. OF PROPOSED BLDGS/ADDITION 130

TAX SCHEDULE NO. 2945-031-21-002 SQ. FT. OF EXISTING BLDGS 1300

SUBDIVISION KAY TOTAL SQ. FT. OF EXISTING & PROPOSED 1430

FILING 1 BLK 2 LOT 2

(1) OWNER STAN WORLEY NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) ADDRESS 2557 JANECE DR. NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) TELEPHONE 970-243-9491 USE OF EXISTING BUILDINGS FAMILY DWELLING

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE PATIO COVER SHADE

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
____ Site Built _____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) _____

(2) TELEPHONE _____

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO X
or _____ from center of ROW, whichever is greater

Side 20 feet b/w structures from PL, Rear 75% @ 15' Parking Req'mt _____
Rear 75% @ 25' from PL

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 19 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 Stan Worley Date 4/12/01

Department Approval Mishi Orgera Date 4/12/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Existing perm</u>
Utility Accounting	<u>Macek</u>	Date <u>4/12/01</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)

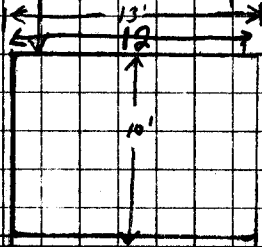
BACK FENCE ← 70' →

25' 11"

15' 11"

1' of eave hanging over setback

1 FT OVERHANG ALL SIDES



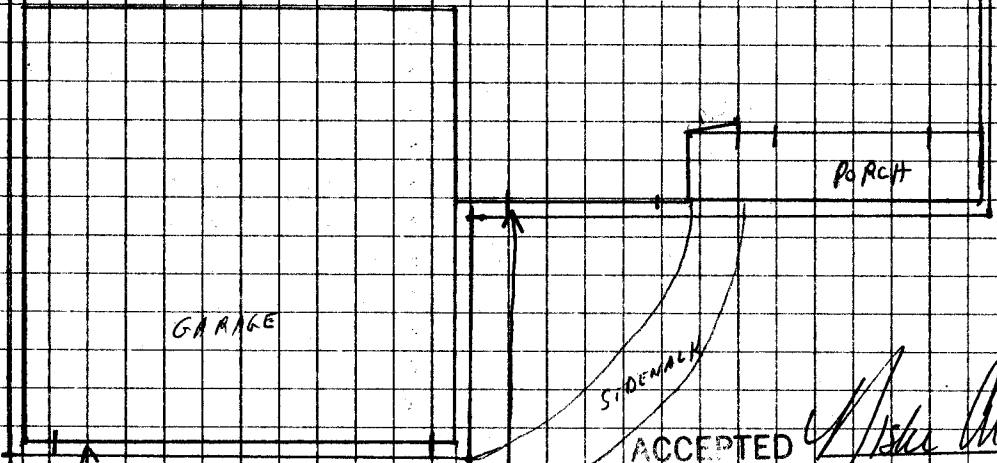
50' 6"

14' 4"

NEXT HOUSE 15' FROM PROP. LINE.

Structure is 52' long including eaves - eave is hanging over 1' to setback

90'



GARAGE

PORCH

SIDEWALK

DRIVEWAY

31' 1/2"

18' 7"

ACCEPTED *[Signature]* 4/12/01
ANY CHANGE OF SETBACKS MUST APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N

STAN WORLEY
2557 JANECE DR.
G. F. 81505