

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. 81736

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2837 TEXAS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 440

TAX SCHEDULE NO. 2943-073-02-030 SQ. FT. OF EXISTING BLDGS 1790

SUBDIVISION Tula Sub - Trust TOTAL SQ. FT. OF EXISTING & PROPOSED 2230

FILING _____ BLK _____ LOT 15 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER DANIEL + DAWN COBURN NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2837 TEXAS AVE G.J. CO

(1) TELEPHONE 970-241-0725 USE OF EXISTING BUILDINGS _____

(2) APPLICANT DAWN COBURN DESCRIPTION OF WORK & INTENDED USE Build a PATIO COVER

(2) ADDRESS 2837 TEXAS AVE G.J. CO 8501 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC) _____
 Manufactured Home (HUD) _____
 Other (please specify) Build patio COVER

(2) TELEPHONE 970-241-0725

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

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 6 TRAFFIC 30 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 Dawn Coburn Date 9/27/01

Department Approval Cheryl Johnson Date 9/27/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge used</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>9/27/01</u>

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

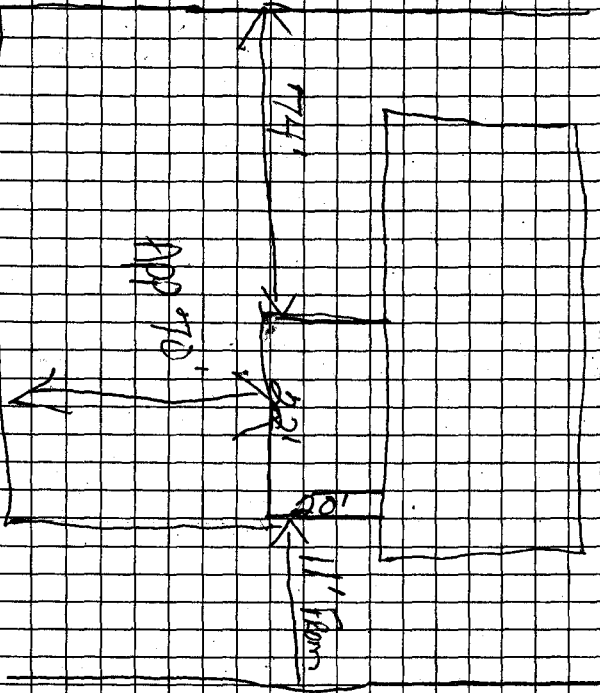
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2835 1/2

TEXAS WAVE

2887

2837 1/2



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

9/6-7/01
 J. H. Johnson

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. A outline of the PROPERTY LINES with dimensions
2. A outline of the PROPOSED STRUCTURE with its dimensions
3. THE DISTANCE from existing and/or proposed structures to the front, side and side property lines
4. AN EASEMENT, OR RIGHTS OF WAY, on the property
5. All other STRUCTURES on the property
6. ALL UTILITIES and ALL EASEMENTS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS
8. All other existing and/or proposed structures

