

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. \_\_\_\_\_



*Does not need a permit*

Your Bridge to a Better Community

BLDG ADDRESS 2889 Jayas Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 8 x 20

TAX SCHEDULE NO. 2943-074-10-006 SQ. FT. OF EXISTING BLDGS 942 sq. ft. (house)

SUBDIVISION Cannon Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING N/A BLK N/A LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Debra L. Taylor NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 2889 Jayas Ave USE OF EXISTING BUILDINGS house/garage

(1) TELEPHONE 257-7071 DESCRIPTION OF WORK & INTENDED USE deck

(2) APPLICANT same TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS same

(2) TELEPHONE same

**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 no change

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 Debra L. Taylor Date 3-26-01

Department Approval Ponnie Edwards Date 3-26-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>KH</u>	Date	<u>3/26/01</u>

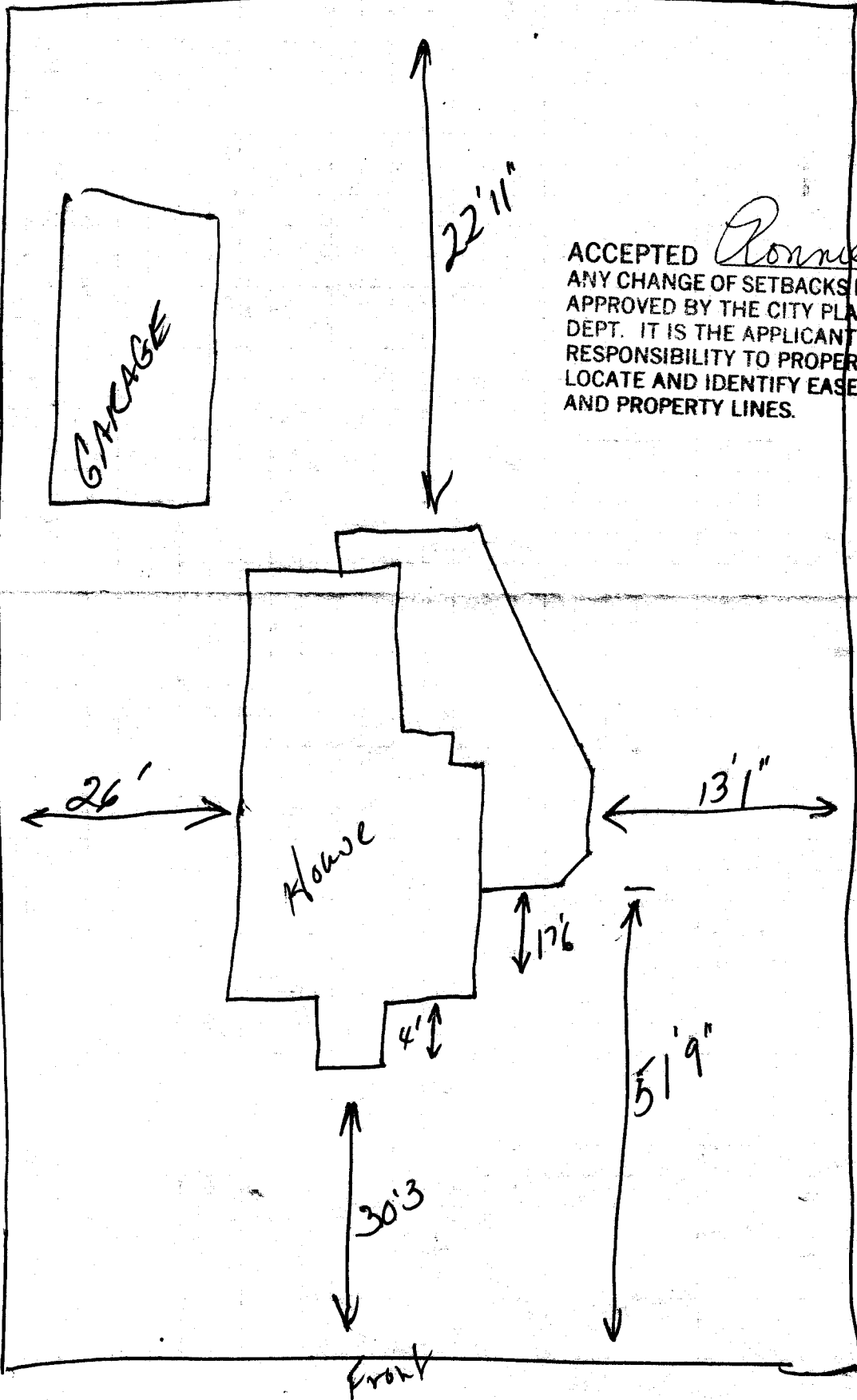
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Tax Schedule # 2943-074-10-006  
Lot 2 Beasley Sub Sec 7 15 1E  
2889 Texas Ave

Texas Ave

No. 5505  
Engineer's Computation Pad



ACCEPTED *Ronne* 3/26/01  
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.