

FEE \$	10.00
TCP \$	None
SIF \$	None

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

BLDG PERMIT NO. 87340



Your Bridge to a Better Community

BLDG ADDRESS 2940 F Road SQ. FT. OF PROPOSED BLDGS/ADDITION 320 sq'
 TAX SCHEDULE NO. 2943-053-00-067 SQ. FT. OF EXISTING BLDGS 420 1888
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 440 2208
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 3 After: 4 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 4 this Construction
 (1) OWNER RANDALL TAYLOR
 (1) ADDRESS 2940 F Road
 (1) TELEPHONE 242-9253
 (2) APPLICANT RANDALL TAYLOR
 (2) ADDRESS 2940 F Road
 (2) TELEPHONE 242-9253
 USE OF EXISTING BUILDINGS Storage - House - Garage
 DESCRIPTION OF WORK & INTENDED USE Storage Bldg
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Portable Storage

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 36' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Randall Taylor Date _____
 Department Approval Mishi Wagon Date 12/18/02

DEC 04 2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>(Bensley)</u>	Date	<u>12/14/02</u>

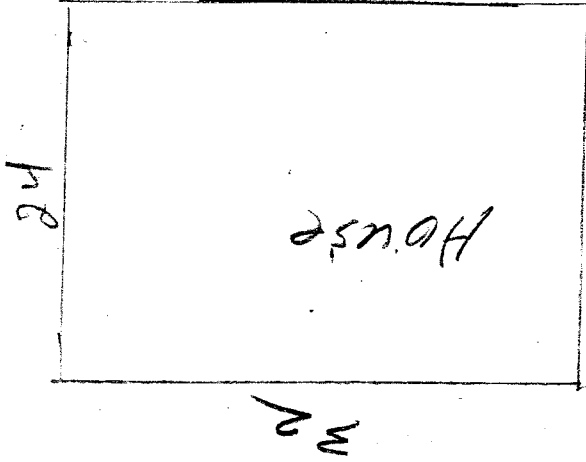
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

29 3/8 Rd

F Rd

2940 F Road
Grand Junction
Colo. 81504



NOT TO SCALE

ACCEPTED *Alison Meyer*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

12/4/02

← 177' →

