

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 1610 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 190  
TAX SCHEDULE NO. 2945-12307-019 SQ. FT. OF EXISTING BLDGS 800 + 96  
SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1086  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
(1) OWNER Barbara Leshner NO. OF BUILDINGS ON PARCEL  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
(1) ADDRESS 1610 Texas Ave. USE OF EXISTING BUILDINGS Residence  
(1) TELEPHONE 242-0085 DESCRIPTION OF WORK & INTENDED USE shed  
(2) APPLICANT Barbara Leshner TYPE OF HOME PROPOSED:  
(2) ADDRESS 1610 Texas Ave. \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE 242-0085 \_\_\_\_\_ 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 Maximum coverage of lot by structures 7090  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
Maximum Height 35' 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 Barbara Leshner Date 4-8-'02  
Department Approval C. Faye Johnson Date 4/8/02

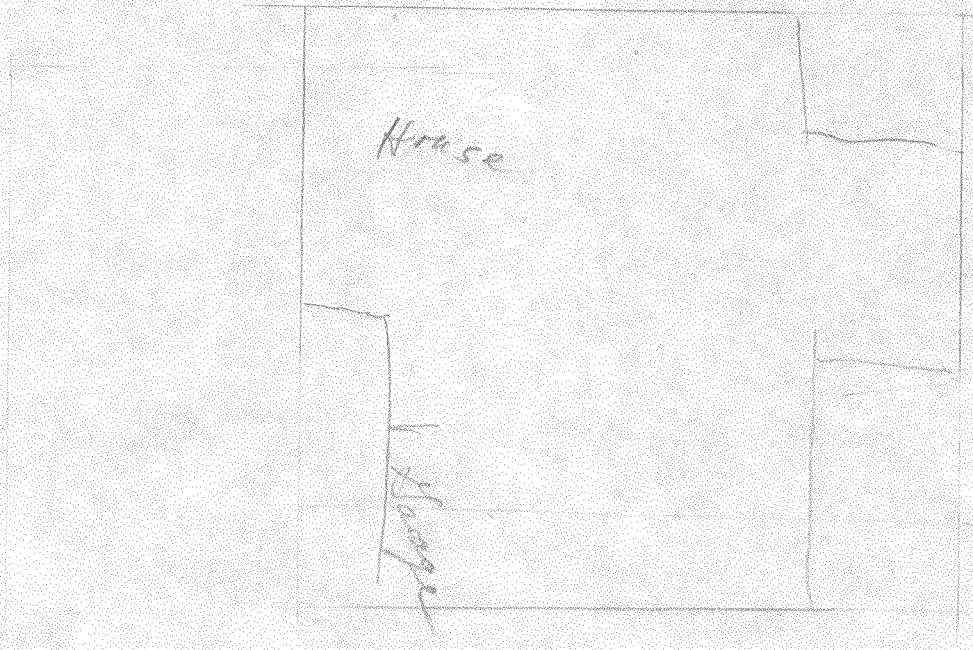
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>J. Hoops</u>	Date <u>4/8/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

16th St. 60'

Barbara Lasher 1610 Texas Ave.

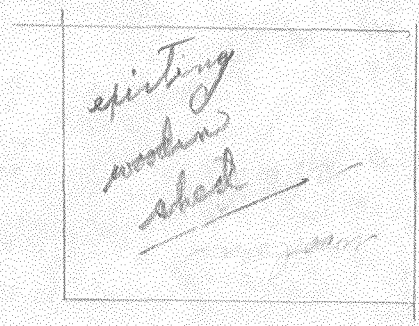


about 10' →

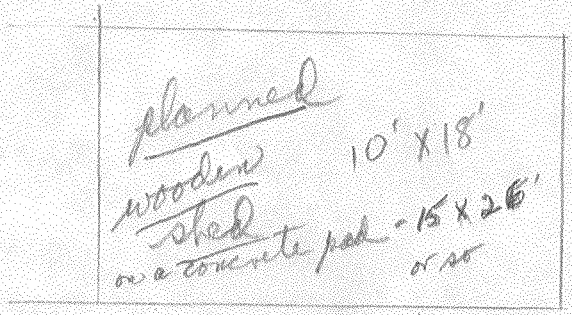
3 CAR Driveway

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.

\$18/02  
 C. Jaye Gibson



5ft →



planned wooden shed 10' X 18'  
 on a concrete pad - 15 X 26'  
 or so

7-8' ↓

ALLEY

Texas Ave

125'