

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

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

BLDG PERMIT NO. 83856



Your Bridge to a Better Community

BLDG ADDRESS 2881 Texas ave SQ. FT. OF PROPOSED BLDGS/ADDITION 576  
TAX SCHEDULE NO. 2943-074-22-005 SQ. FT. OF EXISTING BLDGS 1497  
SUBDIVISION Summ TOTAL SQ. FT. OF EXISTING & PROPOSED 2073  
FILING \_\_\_\_\_ BLK 2 LOT 5  
(1) OWNER Gary P. Bussinger NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) ADDRESS 2881 Texas ave NO. OF BUILDINGS ON PARCEL  
Before: 3 After: 4 this Construction  
(1) TELEPHONE 241-2539 USE OF EXISTING BUILDINGS House & Shed  
(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Garage  
(2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
(2) TELEPHONE \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 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 25' 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 60 TRAFFIC 99 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).

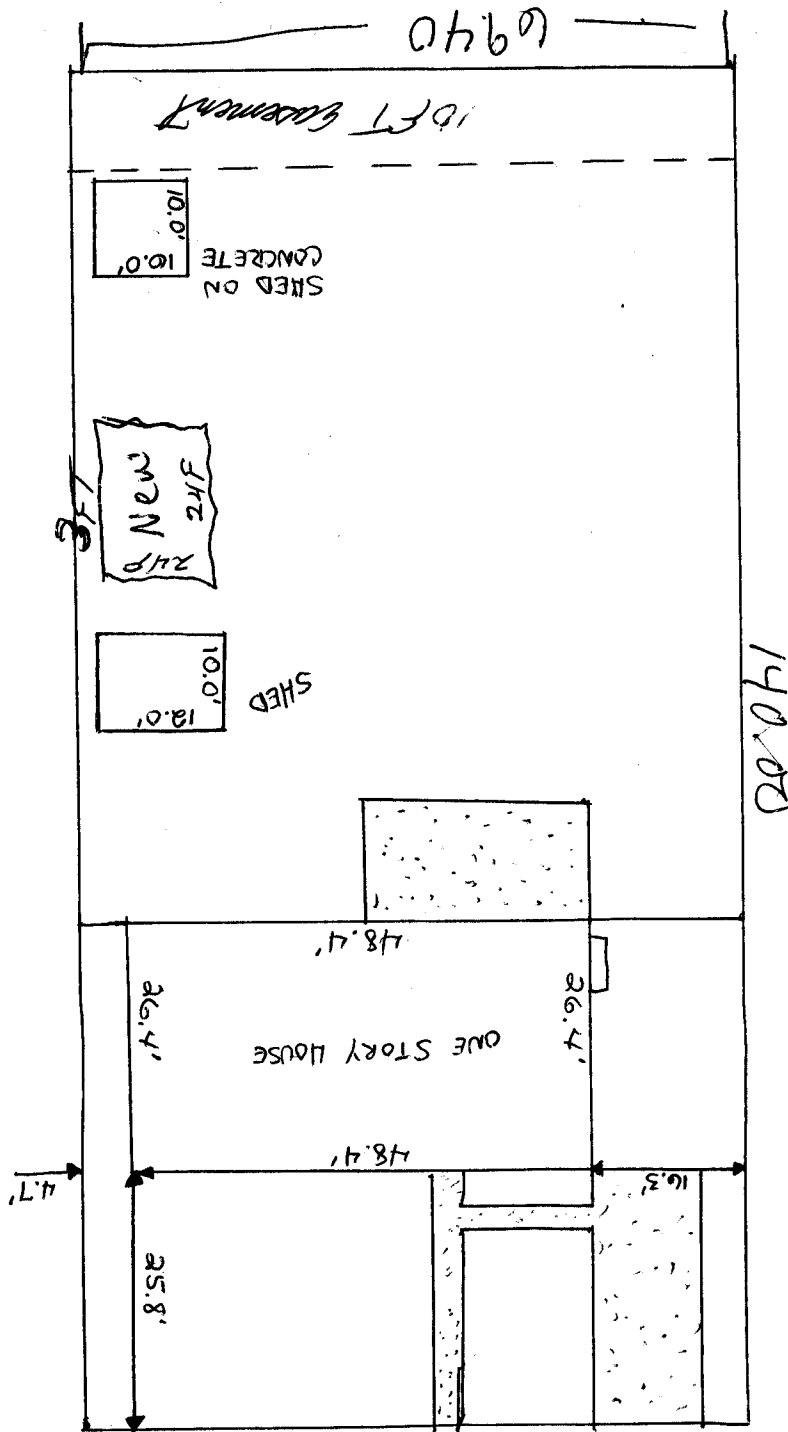
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gary P. Bussinger Date 3-25-02  
Department Approval C. Kay Gibson Date 3/25/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>U Bensusley</u>	Date	<u>3/25/02</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)



Texas

3/25/02  
 ACCEPTED *C. Faye Gibson*  
 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