

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

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

BLDG PERMIT NO. 84602



Your Bridge to a Better Community

BLDG ADDRESS 2859 1/2 TEXAS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1120

TAX SCHEDULE NO. 2943-074-09-009 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION COTTONWOOD MEADOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1120

FILING _____ BLK 5 LOT 6 NO. OF DWELLING UNITS:
 Before: -0- After: 1 this Construction

(1) OWNER Chris Cooper NO. OF BUILDINGS ON PARCEL
 Before: -0- After: 1 this Construction

(1) ADDRESS 2859 1/2 TEXAS AVE USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-724-3987 DESCRIPTION OF WORK & INTENDED USE FHA FOUNDATION UTILITIES

(2) APPLICANT GUY KRAFT TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 1429 m Rd

(2) TELEPHONE 234-4400

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater

Side 5' / 10' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 60 TRAFFIC 30 ANNEX# _____

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).

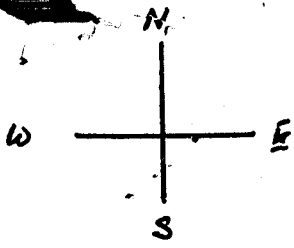
Applicant Signature Guy Kraft Date 5/13/02

Department Approval C. Faye Jensen Date 5/16/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>f. Benseley</u>		Date <u>5/16/02</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)



TEXAS Ave

2859 1/2

- = FOOT PRINT FOR 28 x 40
- = FOOT PRINT FOR 28 x 44
- - -** = SET BACK LINES

14' SET-BACK

UTILITY EASEMENT

10'

ACCEPTED
5/16/02
C. J. Ayres
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

73.25

5' SET BACK

10' SET BACK

5' POSITION OF CURRENT HOME (REAR)

60'

1.4'