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

BLDG PERMIT NO. 89864



Your Bridge to a Better Community

BLDG ADDRESS 710 25 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 400 ft²
 TAX SCHEDULE NO. 2701-343-10-001 SQ. FT. OF EXISTING BLDGS 2100 ft²
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2500 ft²
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Douglas E Flodderjohn
 (1) ADDRESS 710 25 Rd USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE (970) 256-0970 DESCRIPTION OF WORK & INTENDED USE addition north side
 (2) APPLICANT Douglas E Flodderjohn
 (2) ADDRESS same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____
 (2) TELEPHONE _____

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 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 35 Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Douglas E. Flodderjohn Date 5/29/03
 Department Approval Misha Wagon Date 5/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Dabi Overholt</u>	Date	<u>5/29/03</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)

City of Grand Junction GIS Zoning Map

Airport Zones
— AIRPORT ROAD
-- CLEAR ZONE
— CRITICAL ZONE
— RUNWAY 22
— RUNWAY 29
— TAXI WAY

City Limits Boundary
— Grand Junction

Air Photos
2002 Photos
Streets 2



ACCEPTED Alaska Inauguration 5/29/03
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.

SCALE 1 : 933

