

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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 1340 N 25th SQ. FT. OF PROPOSED BLDGS/ADDITION 200 sq ft  
TAX SCHEDULE NO. 2945-124-23-003 SQ. FT. OF EXISTING BLDGS 812  
SUBDIVISION 2nd Houston Resub TOTAL SQ. FT. OF EXISTING & PROPOSED 1012  
FILING \_\_\_\_\_ BLK 2 LOT 1,2,17 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER Mike Florian NO. OF BUILDINGS ON PARCEL  
Before: 2 After: 3 this Construction  
(1) ADDRESS 1340 N 25th USE OF EXISTING BUILDINGS Home + Garage  
(1) TELEPHONE 270-8674 DESCRIPTION OF WORK & INTENDED USE Storage Shed  
(2) APPLICANT Mike Florian TYPE OF HOME PROPOSED:  
(2) ADDRESS 1340 N 25th \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE 270-8674 \_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_  Other (please specify) Storage shed

**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 \_\_\_\_\_ 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 Mike Florian Date 5/23/03  
Department Approval [Signature] Date 5/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Shed</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/23/03</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**

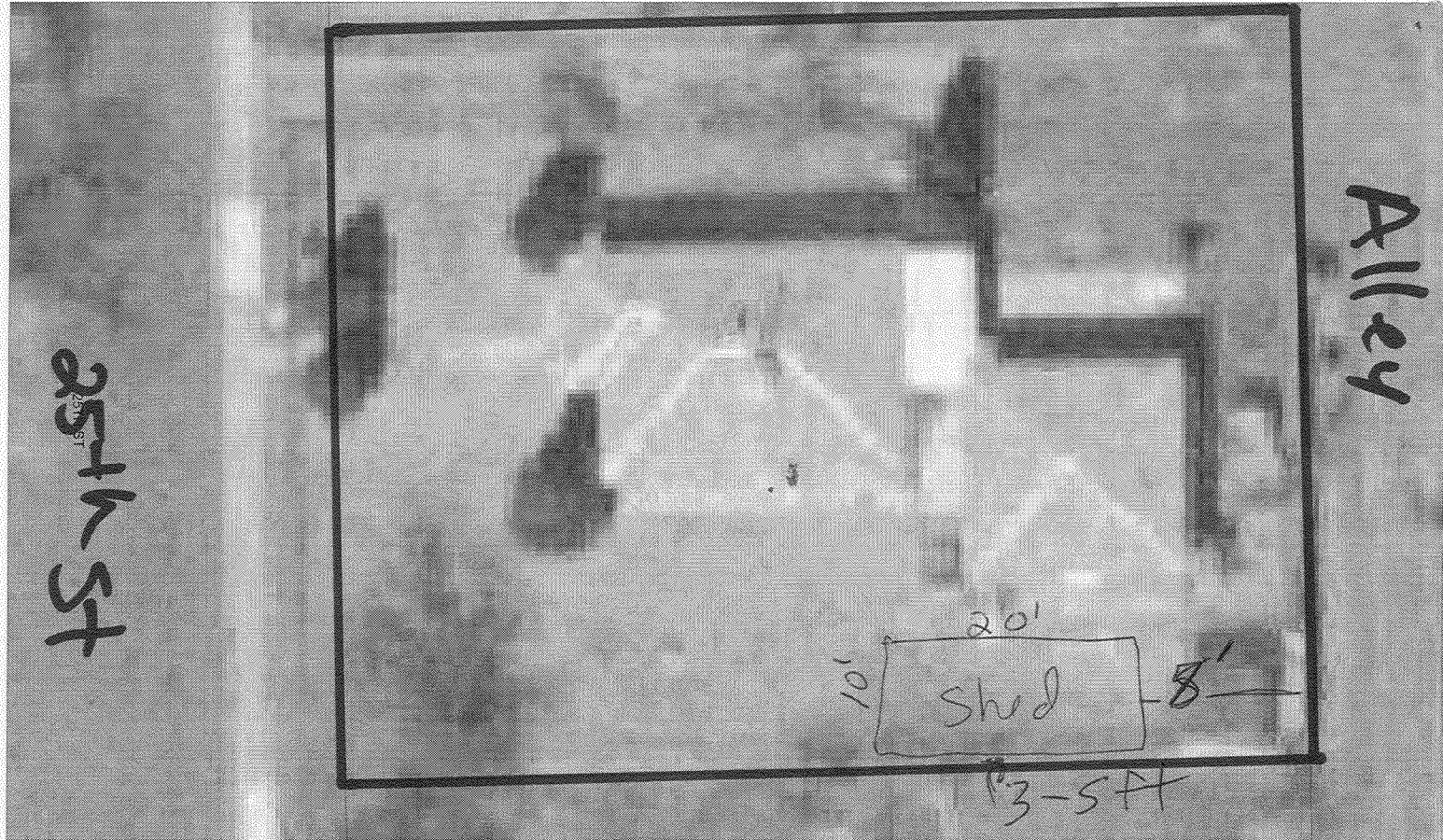
- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

**Flood Plain Information**

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flo...
- Between 100 & 500-y...
- Minimal flooding
- Deleted
- ZOOM IN FOR ZONI...

**Air Photos**

- 2002 Photos
- Streets 2



SCALE 1 : 235



ACCEPTED *C. Faye Nelson* 5/23/03  
 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.

