

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

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

BLDG PERMIT NO. 91275



Building Address 704 26 1/2 Rd
 Parcel No. 2701-354-00-057
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 Proposed 2
 Sq. Ft. of Existing Bldgs 2400 Proposed SAME
 Sq. Ft. of Lot / Parcel .7 Acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2

OWNER INFORMATION:

Name Ann Rose
 Address 704 26 1/2 Rd
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Repair outbuilding + Remodel

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 241-7733

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): outbuilding to home office

NOTES: _____

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-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15'/3' from PL Rear 30'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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).

X Applicant Signature Ann Rose Date 9/11/03
 Department Approval Gayleen Henderson Date 9-11-03

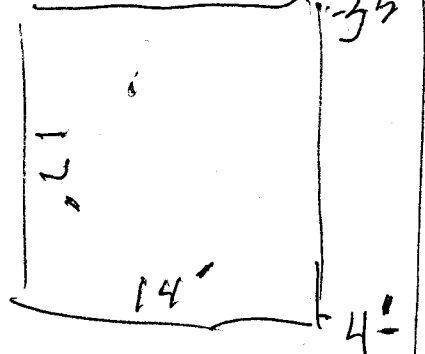
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>9/11/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BACK

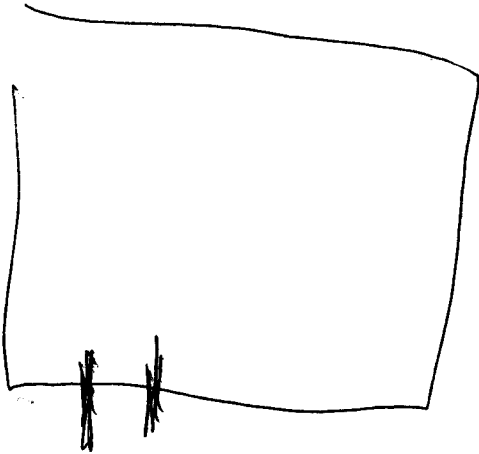
Side

110' APPROX



145' APPROX

Side



front

9-11-03
 ACCEPTED Gayleen Henderson
 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.