

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 710 Centauri Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION _____
 TAX SCHEDULE NO. 2701-354-25-004 SQ. FT. OF EXISTING BLDGS 4300
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 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 Peter R. Black USE OF EXISTING BUILDINGS Home
 (1) ADDRESS 710 Centauri Dr. DESCRIPTION OF WORK & INTENDED USE Deck
 (1) TELEPHONE 241-5660
 (2) APPLICANT Jane TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15/3 from PL, Rear 30/5 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 [Signature] Date 3/21/03
 Department Approval [Signature] Date 3/21/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting	<u>Mendrell</u>	Date	<u>3/21/03</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...
- City Limits Boundary**
 - - - Grand Junction
- Air Photos**
 - 2002 Photos
 - Highways
 - Streets 2



SCALE 1 : 592



ACCEPTED
 Mrs. Macon 3/21/03
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

