

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

54090-10037
BLDG ADDRESS 2306 Dogwood Ct

SQ. FT. OF PROPOSED BLDGS/ADDITION 316 sq ft

TAX SCHEDULE NO. 2945-014-26-028

SQ. FT. OF EXISTING BLDGS 1840 sq ft

SUBDIVISION Spring Valley

TOTAL SQ. FT. OF EXISTING & PROPOSED 2156 sq ft

FILING NO 6 BLK 9 LOT 26

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Scott L. or Kristin R Thomas

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2306 Dogwood Ct

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 970 254-1343

DESCRIPTION OF WORK & INTENDED USE Addition - Master Suite

(2) APPLICANT Scott L. or Kristin R Thomas

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 2306 Dogwood Ct

Manufactured Home (HUD)

(2) TELEPHONE 970 254 1343

Other (please specify) addition

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-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

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 [Signature]

Date 11/12/2003

Department Approval C. Jaye Hall

Date 11/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior only</u>
Utility Accounting <u>[Signature]</u>		Date	<u>11-12-2003</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)

CHAIN LINK FENCE

N 08°01'20" E

89.90'

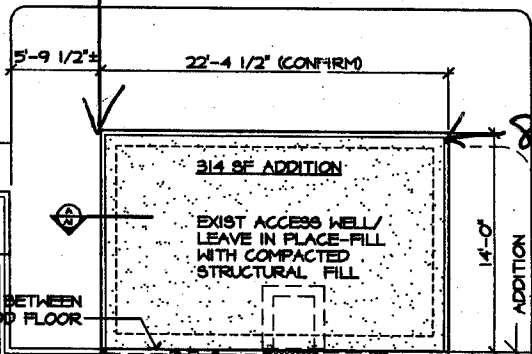
44'

ACCEPTED
11/12/03
Jay Rubin
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.

LOT 26

136.77'

PATIO



EXISTING 6" CONC STEM WALL
1/2" TREATED PLYWOOD BETWEEN
NEW CONC SLAB AND WOOD FLOOR

NEW COLUMN
NEW COLUMN
NEW COLUMN

FILL CRAWL SP
ACCESS W/CMU

EXIST FLOOR:
FLOOR SHEATHING ON
2X FLOOR JOISTS

EXISTING CRAWLSPACE

14'-0" ADDITION
EXISTING

WOOD FENCE

GATE

N 08°01'20"

EXISTING DRIVE

S 81°58'40" W

85.00'

107.50'

N 08°01'20"

WOOD FENCE

GATE