

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

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

BLDG PERMIT NO. 88161



Your Bridge to a Better Community

BLDG ADDRESS 2311 E 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 2400
 TAX SCHEDULE NO. 2945 083 00 094 SQ. FT. OF EXISTING BLDGS 2150
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 4550
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Ron L. Kissner
 (1) ADDRESS 2311 E 1/2 ROAD
 (1) TELEPHONE 241-8290
 (2) APPLICANT TPL Industrial
 (2) ADDRESS 1555 Independent Ave
 (2) TELEPHONE 243 4642
 USE OF EXISTING BUILDINGS residence
 DESCRIPTION OF WORK & INTENDED USE SHOP/GARAGE
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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-4 Maximum coverage of lot by structures 50%
 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 Beth McCall, Sec. Treas Date 3/20/03
 Department Approval C. Fay Gibson Date 3/20/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No
Utility Accounting	<u>0</u>	Date	<u>3/20/03</u>

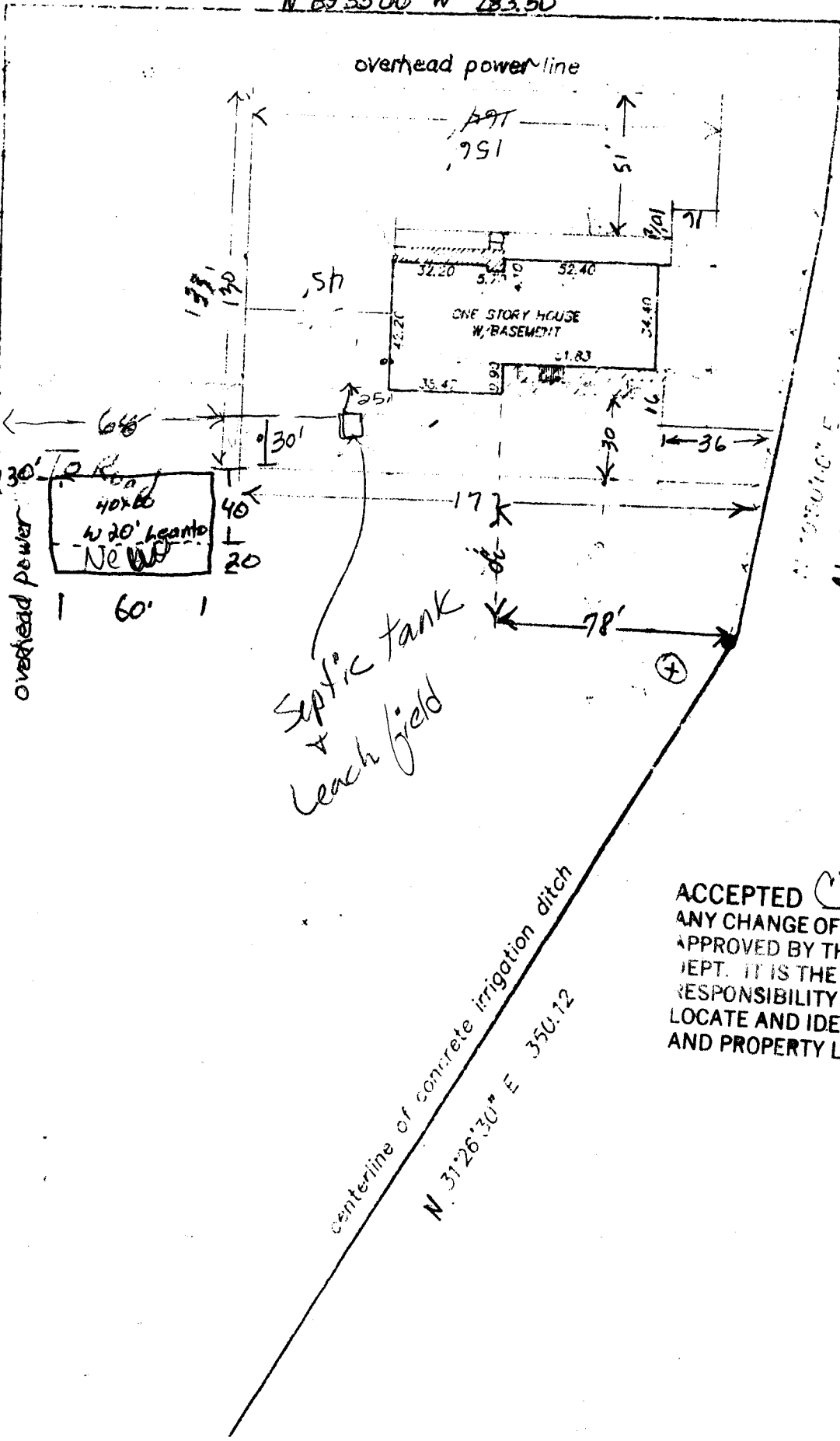
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

E 1/2 ROAD

2311 E 1/2 Rd

N 89°55'00" W 283.50



N 10°50'00" E 141.30



S 00° E 501.30

N 10° E 411.30

Septic tank + Leach field

3/20/03
 ACCEPTED *Chae Wilson*
 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.