

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

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

BLDG PERMIT NO. 89231



Your Bridge to a Better Community

62846-13918

BLDG ADDRESS 2277 EL VERANO CT SQ. FT. OF PROPOSED BLDGS/ADDITION 140

TAX SCHEDULE NO. 2945-071-17-008 SQ. FT. OF EXISTING BLDGS 2400

SUBDIVISION LOMA RIO TOTAL SQ. FT. OF EXISTING & PROPOSED 2540

FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

(1) OWNER BOB BRADLEY

NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 2277 EL VERANO CT

Before: 1 After: 1 this Construction

(1) TELEPHONE 263-4613

USE OF EXISTING BUILDINGS SINGLE FAMILY

(2) APPLICANT LEITER CONST, INC

DESCRIPTION OF WORK & INTENDED USE 10x14 COMPUTER ROOM

(2) ADDRESS 355 25 1/4 Rd, GD JCT

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) TELEPHONE 261-0488

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 5090

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

Permanent Foundation Required: YES X NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt _____

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 Keith Leiter

Date 4-23-03

Department Approval Cheryl Nelson

Date 4/28/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Standard</u>	Date <u>4-28-03</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...

Parcels

- Address Label

Highways

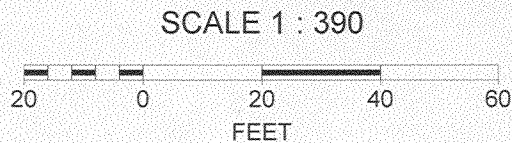
- Highways

City Limits Boundary

- - - Grand Junction

Air Photos

- █ 2002 Photos
- Streets 2



4/28/03
 ACCEPTED *C. Tays Gibson*
 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.

