

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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

②

BLDG ADDRESS 2570 Forest Hills Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 42

TAX SCHEDULE NO. 2945-034-69-003 SQ. FT. OF EXISTING BLDGS ~~2616~~ 2616

SUBDIVISION Fall Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2658

FILING 3 BLK 4 LOT 3

(1) OWNER J. S. PALMER

(1) ADDRESS SEE ABOVE

(1) TELEPHONE 263-7877

(2) APPLICANT OWNER

(2) ADDRESS —

(2) TELEPHONE —

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

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS LIVING

DESCRIPTION OF WORK & INTENDED USE TOOL STORAGE

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) LEAN-TO SHED

**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 PD

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

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 J. S. Palmer

Date 5-12-03

Department Approval Wishu Magoua

Date 5/12/03

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>Marshall</u>	Date	<u>5/12/03</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

*Alisa Aragon 5/12/03*

**Airport Zones**

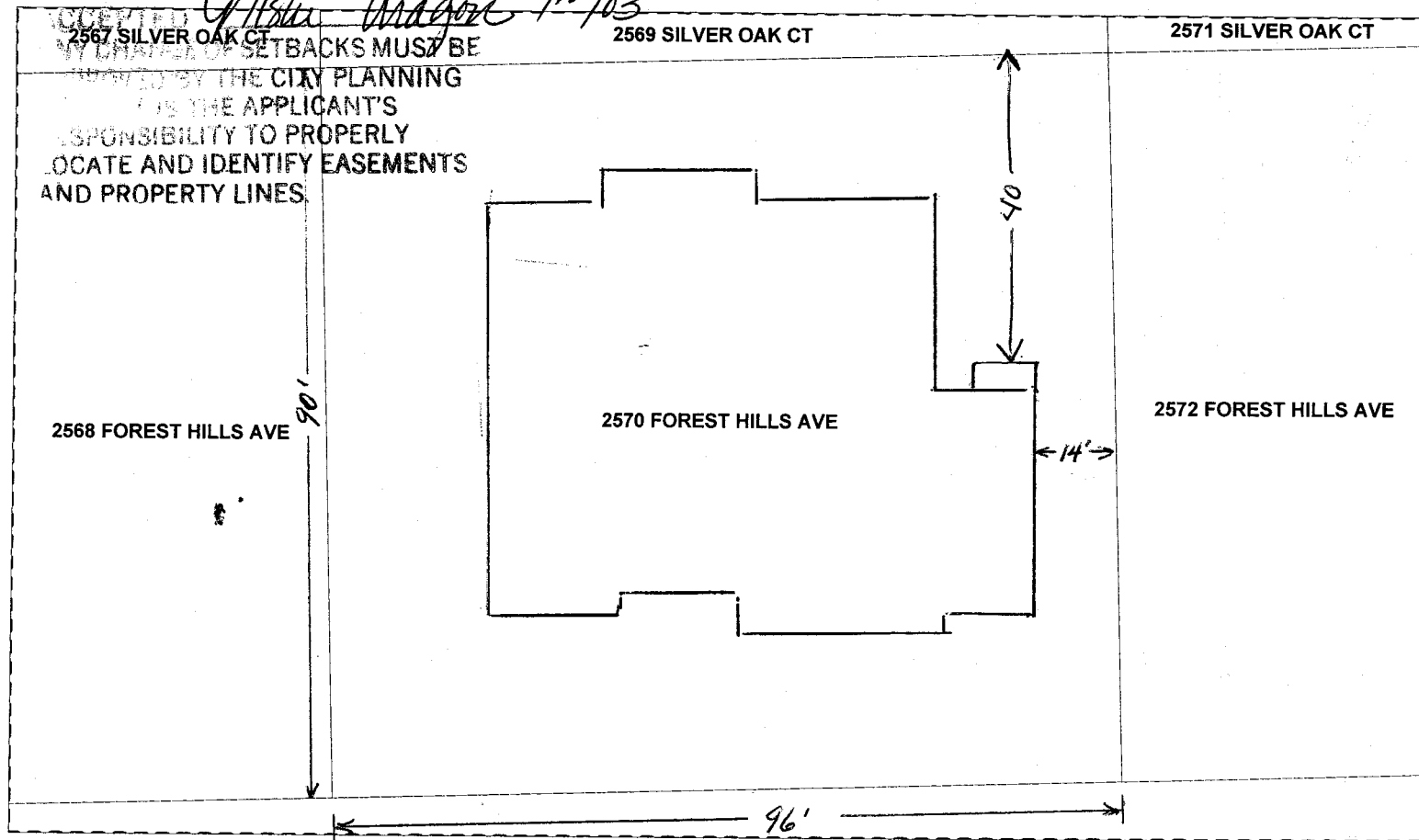
- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

**Flood Plain Information**

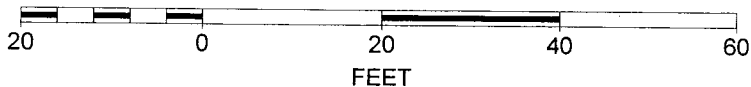
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flo...
- Between 100 & 500-y...
- Minimal flooding
- Deleted
- ZOOM IN FOR ZONI...

**Parcels**

- Address Label
- Highways
- - - - City Limits Boundary
- - - - Grand Junction
- Streets 2



SCALE 1 : 260



ADDITION IN RED

*7 X 6 X 7' HIGH*

