

FEE \$	10.00
TCP \$	✓
SIF \$	✓

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

BLDG PERMIT NO. 88682



Your Bridge to a Better Community

BLDG ADDRESS 2651 G 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1320 sq ft.
 TAX SCHEDULE NO. 2701-354-31-001 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Green Meadows Estates TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER DAVID/CATHY STEWART NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2651 G 1/2 RD USE OF EXISTING BUILDINGS Living
 (1) TELEPHONE 970-526-0935 DESCRIPTION OF WORK & INTENDED USE GARAGE AREA
 (2) APPLICANT TOM SANBRO TYPE OF HOME PROPOSED:
 (2) ADDRESS PO BOX 312 CLIFTON CO. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-426-4096 _____ Other (please specify) GARAGE 22X30

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 _____ 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 Tom Sanbro Date MARCH 31, 03
 Department Approval Gayle Henderson Date 3-31-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Perm 9475</u>
Utility Accounting <u>Kate Esbrey</u>	Date <u>3/31/03</u>		

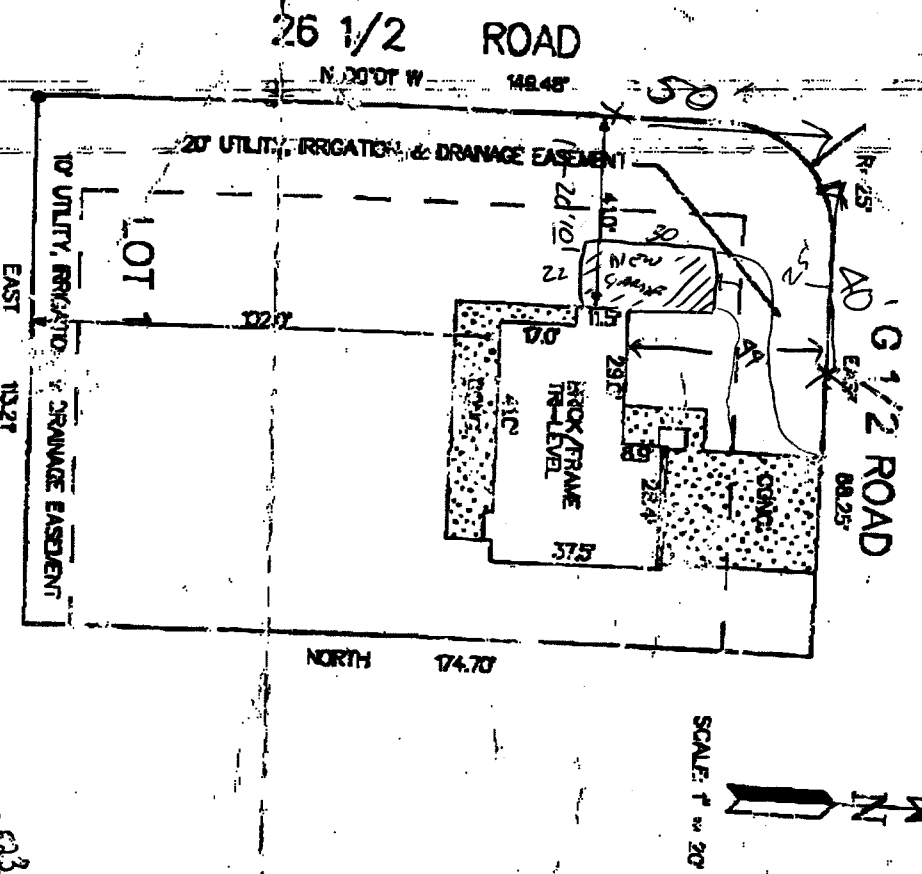
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IMPROVEMENT LOCATION CERTIFICATE

2551 G 1/2 ROAD GRAND JUNCTION

ABSTRACT TITLE #833370
 STEWART ACCT.
 LOT 1 IN BLOCK 11
 OF GREENMEADOW ESTATES, MESA COUNTY, COLORADO.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 50% YEAR PROCPPLAN.

I HEREBY CERTIFY THAT THE IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.R.S. MORTGAGE - MARYANNE THAT IT IS NOT A LAND-OWNER'S PLAN OR IMPROVEMENT SURVEY PLAN, AND THAT IT IS NOT TO BE RECORDED OR FOR THE ESTABLISHMENT OF INTERESTS OR OTHER RIGHTS OR INTERESTS IN THE ABOVE DESCRIBED PARCEL, OR TO BE USED TO LOCATE OR IDENTIFY EASEMENTS OR OTHER RIGHTS OR INTERESTS IN THE ABOVE DESCRIBED PARCEL, OR TO BE USED TO LOCATE OR IDENTIFY EASEMENTS OR OTHER RIGHTS OR INTERESTS IN THE ABOVE DESCRIBED PARCEL, OR TO BE USED TO LOCATE OR IDENTIFY EASEMENTS OR OTHER RIGHTS OR INTERESTS IN THE ABOVE DESCRIBED PARCEL, OR TO BE USED TO LOCATE OR IDENTIFY EASEMENTS OR OTHER RIGHTS OR INTERESTS IN THE ABOVE DESCRIBED PARCEL.

W. Smith
 WENDEL L. GLEN, P.L.S. 2770



APPLICANT	JONES	DATE	8/21/93
PROJECT NO.	245-3777	DATE	8/21/93
PROJECT NAME	BY GLENN	DATE	8/21/93
PROJECT ADDRESS	2551 G 1/2 ROAD	DATE	8/21/93
PROJECT CITY	GRAND JUNCTION, CO. 81501	DATE	8/21/93
PROJECT STATE	CO.	DATE	8/21/93
PROJECT COUNTY	MESA	DATE	8/21/93
PROJECT ZONE	RESIDENTIAL	DATE	8/21/93
PROJECT DISTRICT	RESIDENTIAL	DATE	8/21/93
PROJECT SUBDISTRICT	RESIDENTIAL	DATE	8/21/93
PROJECT PHASE	RESIDENTIAL	DATE	8/21/93
PROJECT TYPE	RESIDENTIAL	DATE	8/21/93
PROJECT USE	RESIDENTIAL	DATE	8/21/93
PROJECT STATUS	RESIDENTIAL	DATE	8/21/93
PROJECT COMMENTS	RESIDENTIAL	DATE	8/21/93

3-31-03 *Gayle Henderson*
 ACCEPTED
 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.

City of Grand Junction GIS Zoning Map

Sight distance triangle per laws

35' 23' from corner
 (28') $G\frac{1}{2}$

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...

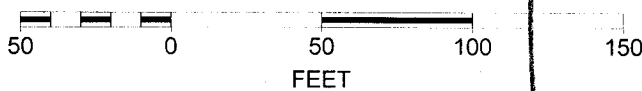
City Limits Boundary

- Grand Junction

Air Photos



SCALE 1 : 757



20' 112'



from the gutter