

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

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

BLDG PERMIT NO. 87979



Your Bridge to a Better Community

BLDG ADDRESS 723 Galaxy Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 864
 TAX SCHEDULE NO. 2701-354-22-008 SQ. FT. OF EXISTING BLDGS 1620
 SUBDIVISION Galaxy Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2484
 FILING _____ BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction
 (1) OWNER Walter W. Mosher NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction
 (1) ADDRESS 723 Galaxy Dr. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-2473 DESCRIPTION OF WORK & INTENDED USE GARAGE
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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-2 Maximum coverage of lot by structures 30%
 SETBACKS: From 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 _____
 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 Walt Mosher Date 1-27-03
 Department Approval Gayleen Henderson Date 1-29-03

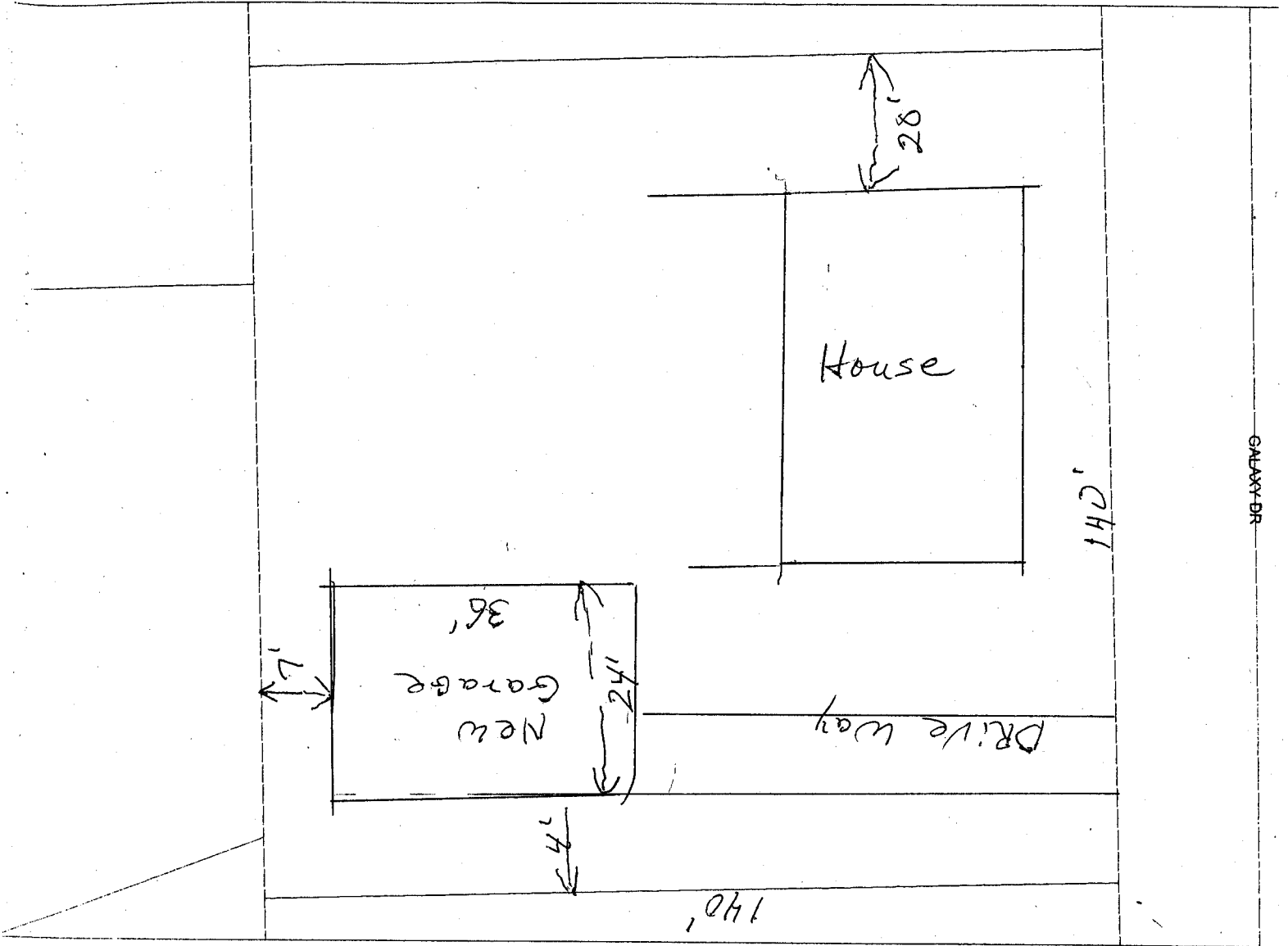
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. by use
Utility Accounting	<u>Chris Hill</u>	Date	<u>1/20/03</u>

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)

723 Galaxy

North ↑



1-29-03
ACCEPTED *Gayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.