FEE $ *10.00*	
TCP $	
SIF $	

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

BLDG PERMIT NO.

Your Bridge to a Better Community

4572-2858

BLDG ADDRESS 2606 Grand Ave   SQ. FT. OF PROPOSED BLDGS/ADDITION Covered Patio 252 ☐

TAX SCHEDULE NO. 2945-131-09-015   SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION No   TOTAL SQ. FT. OF EXISTING & PROPOSED_____

FILING _____ BLK _____ LOT _____   NO. OF DWELLING UNITS:
                                          Before: _____ After: _____ this Construction
(1) OWNER Patrick C. Garner   NO. OF BUILDINGS ON PARCEL
                                          Before: _____ After: _____ this Construction
(1) ADDRESS 2606 Grand Ave.

(1) TELEPHONE 970-245-3921   USE OF EXISTING BUILDINGS _____

                                          DESCRIPTION OF WORK & INTENDED USE Cover Patio
(2) APPLICANT Same

                                          TYPE OF HOME PROPOSED:
(2) ADDRESS _____   _____ Site Built   _____ Manufactured Home (UBC)
                                          _____ Manufactured Home (HUD)
(2) TELEPHONE _____   _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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 RMF-8   Maximum coverage of lot by structures 70 %

SETBACKS: Front 20' from property line (PL)   Permanent Foundation Required: YES____ NO X
or ____ from center of ROW, whichever is greater
                                          Parking Req'mt 2
Side 5' from PL, Rear 10' from PL
                                          Special Conditions _____
Maximum Height 35'
                                          CENSUS _____ TRAFFIC _____ ANNX# _____

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 _____   Date _____

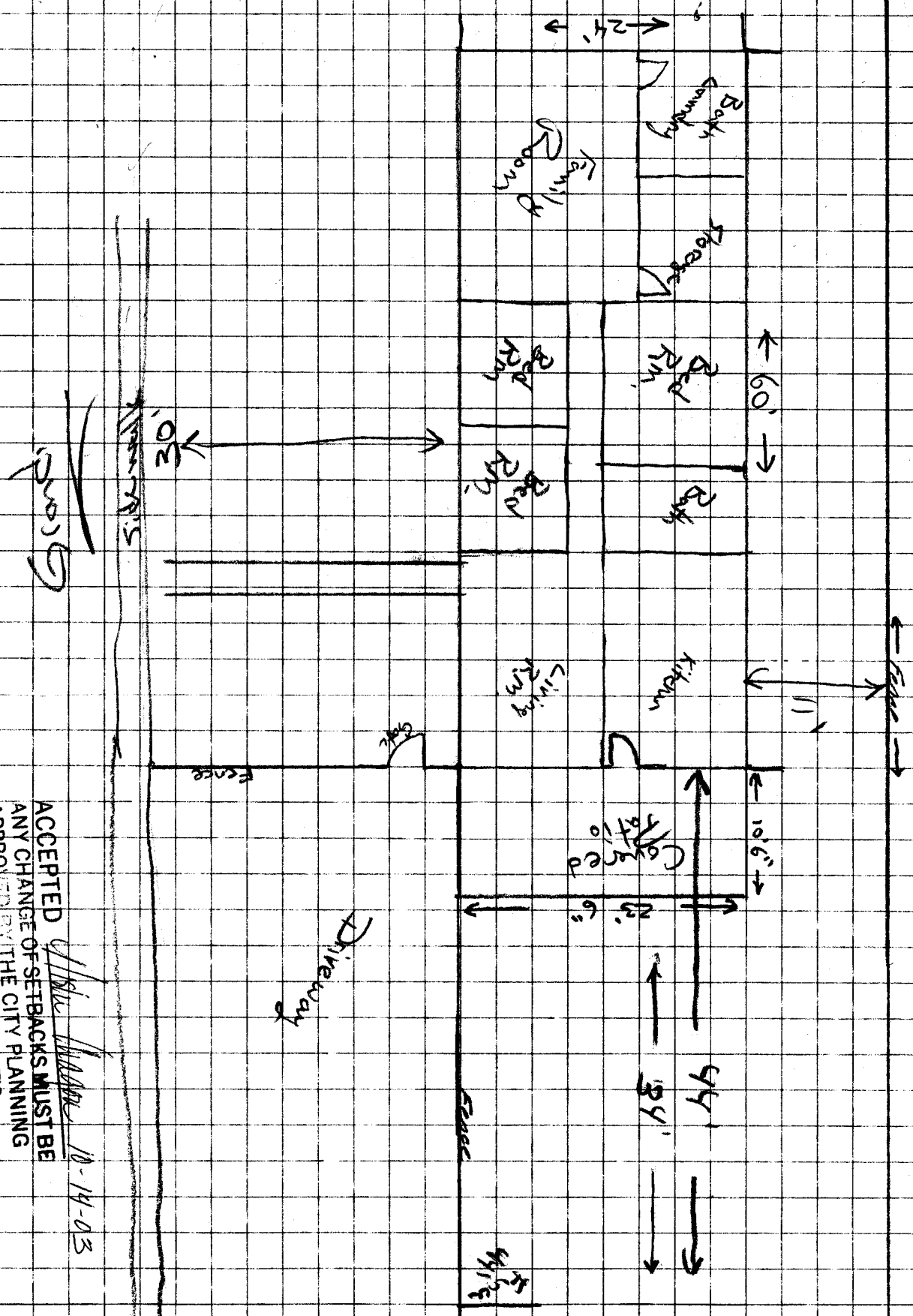Department Approval W/ Ishu Maggon   Date 10/14/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. Rd Chg in Use
Utility Accounting Marshall Cole		Date 10/14/03	

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)

N 26th St

3'

Family Room

Both rooms

Bedrooms

3rd Bdr

2nd Bdr

4th Bdr

24'

60'

42'

Living Rm

Kitchen

Fence

Gross:

Existing

30'

Garage

Covered Patio

10'6"

3'6"

34'

44'

Driveway

Fence