

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

BLDG ADDRESS 229 JACQUIE SQ. FT. OF PROPOSED BLDGS/ADDITION 390
 TAX SCHEDULE NO. 2943-293-21-002 SQ. FT. OF EXISTING BLDGS 2480
 SUBDIVISION JURENDA TOTAL SQ. FT. OF EXISTING & PROPOSED 2870
 FILING _____ BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 (1) OWNER DAN FEIX NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 229 JACQUIE USE OF EXISTING BUILDINGS HOUSE
 (1) TELEPHONE 245-6684 DESCRIPTION OF WORK & INTENDED USE FRONT PORCH
 (2) APPLICANT SELF 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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' 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 Dan Feix Date 11-12-2003
 Department Approval Mishi Magon Date 11-12-03

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 Cole</u>	Date <u>11/12/03</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)

LOT 2 BLOCK

N89°49'54"E 614.62'

MUSGROVE

10586

SET CONCRETE

4" IRR

222.96'

#5 REBAR

4" IRR

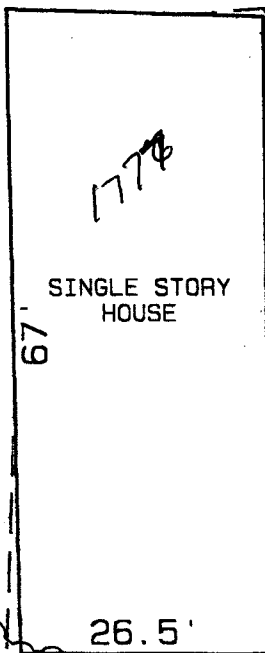
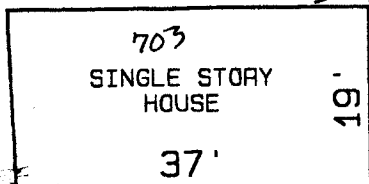
10' IRRIGATION EASEMENT

NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.

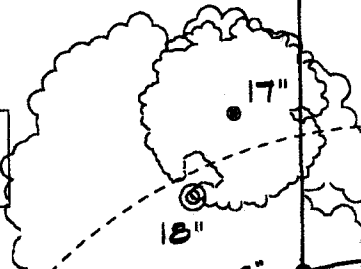
BLOCK 2

LOT 2

25434 SQ FT
0.584 ACRES



Sewer Service



180.01'

ACCEPTED *W. S. ... 11-12-03*
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.

N00°10'06"W 302.44'

N89°49'54"E
74.59'

N76°11'11"E
42.57'

14' MULTI-PURPOSE EASEMENT
A=58' R=38.00' DELTA=88°20'56"
N30°27'39"E 10.42' 96'

Inlet

E