

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

2533-1587

BLDG ADDRESS 1708 Road Av SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2945-133-08-012 SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION East Main St TOTAL SQ. FT. OF EXISTING & PROPOSED 1320

FILING _____ BLK 4 LOT 21

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

(1) OWNER Craig Terry

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 1708 Road Av

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 243 5969

DESCRIPTION OF WORK & INTENDED USE Shed

(2) APPLICANT Craig Terry

TYPE OF HOME PROPOSED:

(2) ADDRESS Same

Site Built Manufactured Home (UBC)

(2) TELEPHONE ↑

Manufactured Home (HUD)

Other (please specify) moved on

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 Rmf-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 3' from PL, Rear 5' from PL

Parking Req'mt 2

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 [Signature]

Date 6/6/03

Department Approval [Signature]

Date 6/6/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>	Date	<u>6-6-03</u>

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

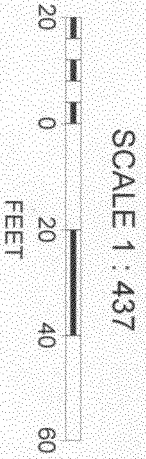
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map

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...

Air Photos
 2002 Photos
 Streets 2



1216103
 C. Taylor Johnson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.