

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 90889



Building Address 1242 Texas Ave
 Parcel No. 2945-123-12-020
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 Proposed 0
 Sq. Ft. of Existing Bldgs _____ Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name M. Egger +
 Address 1242 Texas Ave
 City / State / Zip Grand Jct, Co. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Enclose carport

APPLICANT INFORMATION:

Name M. Egger +
 Address 1242 Texas
 City / State / Zip Grand Jct. Co 81501
 Telephone 242-5148

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 M. Egger Date 8/19/03
 Department Approval W. N. Mason Date 8/19/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>—</u>	W/O No. <u>No charge</u>
Utility Accounting	<u>Marshall Lee</u>		Date <u>8/19/03</u>

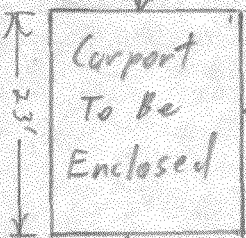
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



61'

Alley

6'



20'

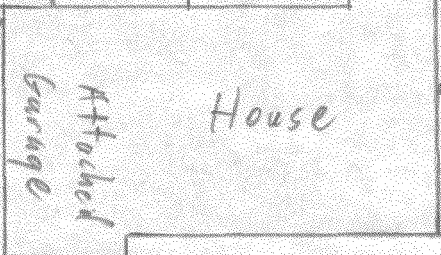
43'

74'

110'



House



5'

11'

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.

Misha Magon 8/19/23

side walk

Texas Ave

OK
W
8/19/03

Scale 1" = 20'

M Eggert

242-5148

1242 Texas Ave

Grand Junction Co 81501