

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

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

BLDG PERMIT NO. 90706



Building Address 2245 Texas
Parcel No. 2945-124-11-002
Subdivision _____
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 Proposed 1
Sq. Ft. of Existing Bldgs 1200 Proposed 200
Sq. Ft. of Lot / Parcel 7,405
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Deans & Munroe
Address 3034 Sunset pl.
City / State / Zip A.S. Co 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed / 1 car garage

APPLICANT INFORMATION:

Name _____
Address _____
City / State / Zip _____
Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES: Garage already built just getting PC to comply

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 _____
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
Side 3' from PL Rear 5' from PL Parking Requirement 2
Maximum Height of Structure(s) _____ 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 Deans & Munroe Date 9-3-03
Department Approval C. J. Taylor Date 9/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>David Wehlt</u>		Date <u>9/3/03</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)

City of Grand Junction GIS Zoning Map

Texas Ave

Airport Zones

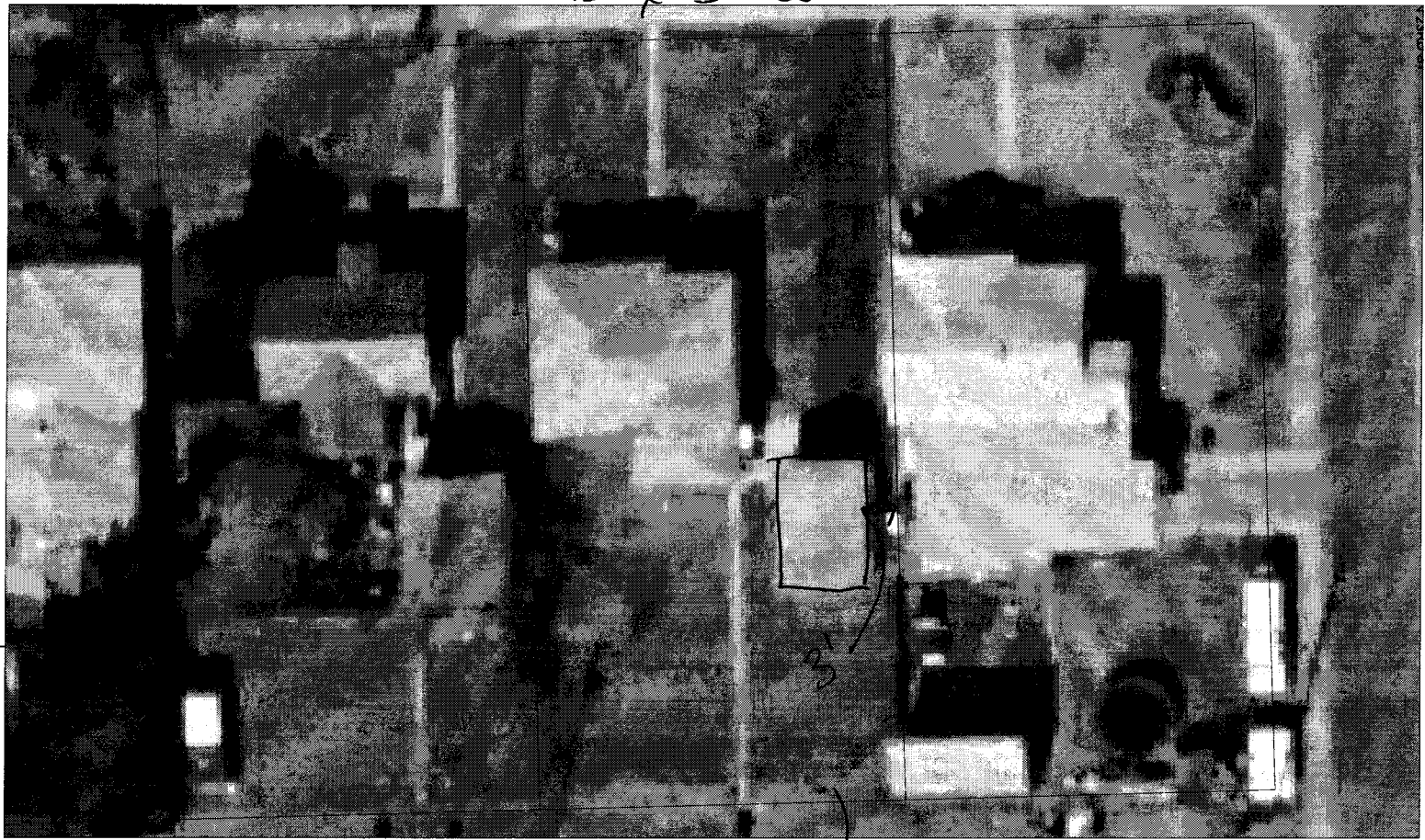
- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Flo...
- Outside Study Area
- Revised 100-Year Fl...
- Revised 500-Year Fl...
- Revised Floodway

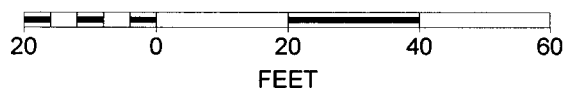
Air Photos

- 2002 Photos
- Streets 2



9/3/03
C. Jay Gibson
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.

SCALE 1 : 351



*fence line is 3" off property line.
 garage is 3' from East prop. line*