

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

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

BLDG PERMIT NO. 88830



Your Bridge to a Better Community

9417-5839

BLDG ADDRESS 2255 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1186

TAX SCHEDULE NO. 2945-124-11-001 SQ. FT. OF EXISTING BLDGS 189 carport + shed 234

SUBDIVISION Wilcox + Bibly TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 3 LOT 6 NO. OF DWELLING UNITS: enclosed carport
 Before: _____ After: _____ this Construction made into

(1) OWNER Danny & Kim Bohrer NO. OF BUILDINGS ON PARCEL den
 Before: _____ After: _____ this Construction _____

(1) ADDRESS 2255 Texas Ave. GJCO USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 242 3648 DESCRIPTION OF WORK & INTENDED USE Carport shed

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5'/3' from PL, Rear 10'/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).

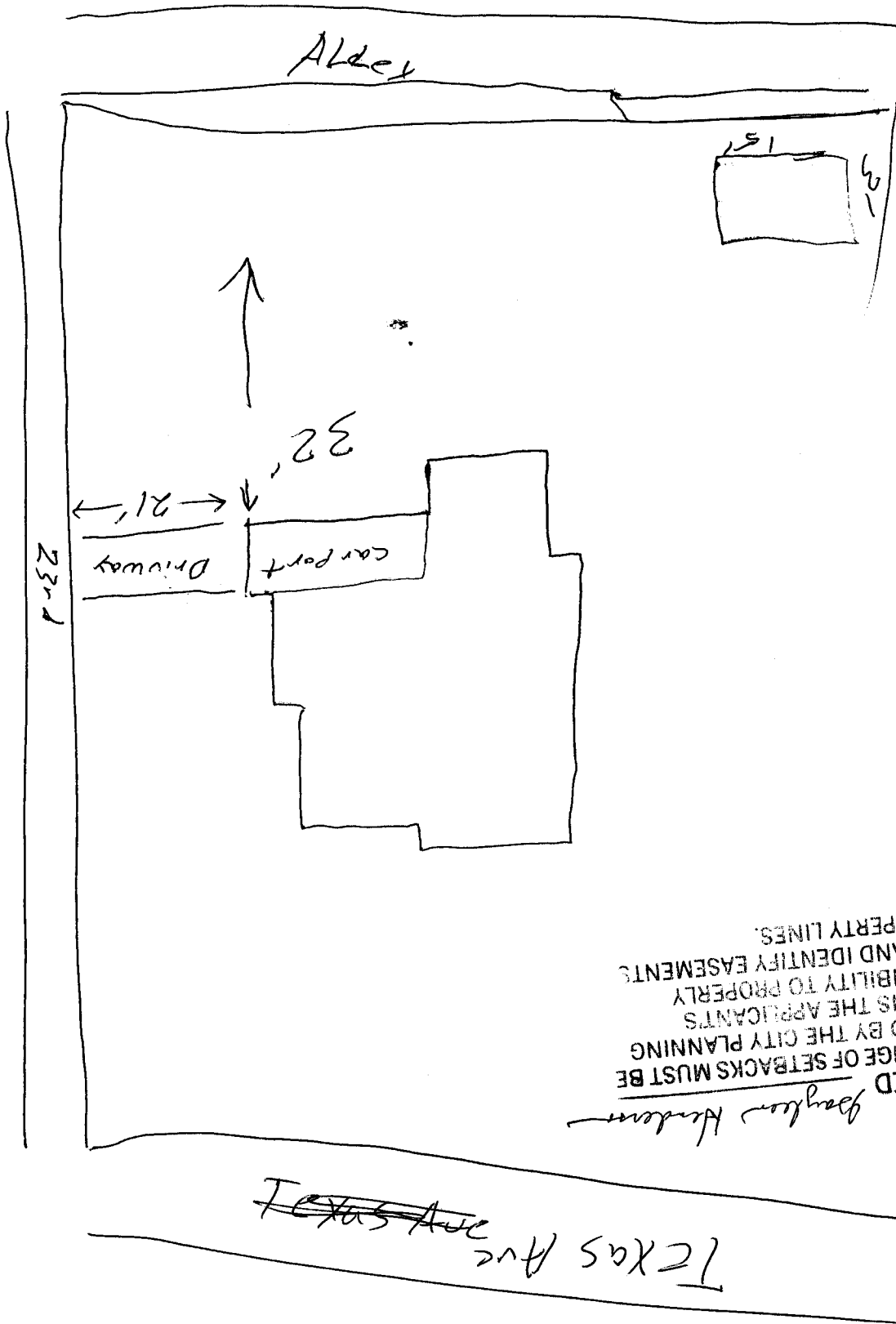
Applicant Signature Danny M. Bohrer Date _____

Department Approval Gayleen Henderson Date 4-1-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting	<u>D. Vanover</u>	Date	<u>4-1-03</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)



ACCEPTED 4-1-03
 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.
 Gary Lee Henderson