

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

74334-5590

BLDG ADDRESS 2808 1/2 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 192

TAX SCHEDULE NO. 2943-073-00020 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

(1) OWNER Eric Goakes

(1) ADDRESS 2808 1/2 Texas Ave

(1) TELEPHONE 970-250-6952

(2) APPLICANT Same

(2) ADDRESS _____

(2) TELEPHONE _____

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

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

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE New shed

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 BMF-8

Maximum coverage of lot by structures 7090

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 Eric Goakes Date 12-15-03

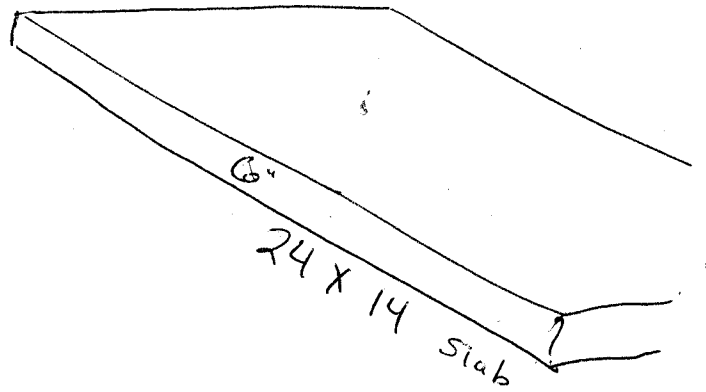
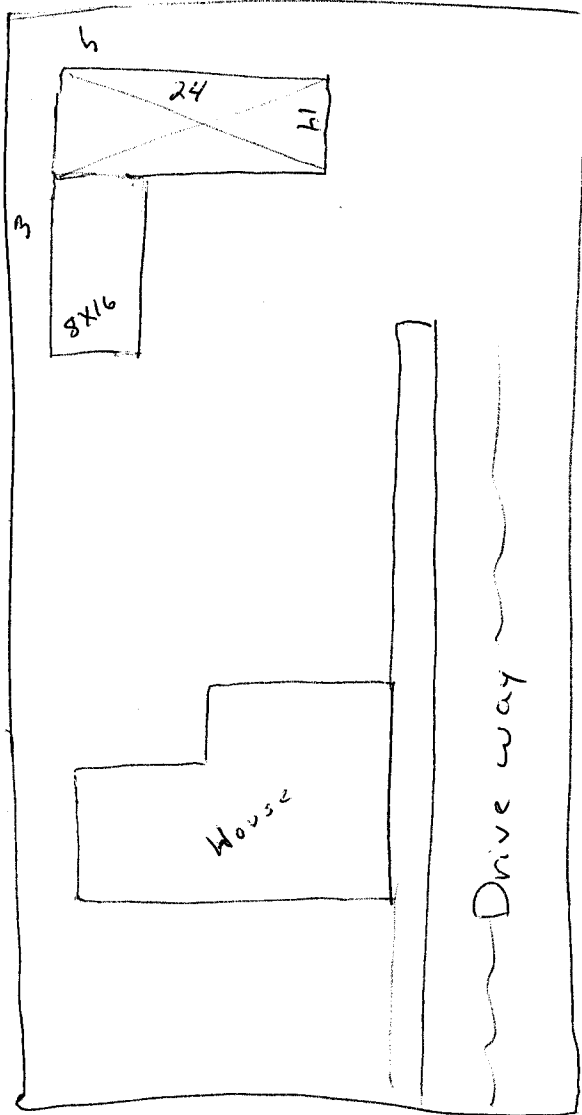
Department Approval Daylen Henderson Date 12-15-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/C No. <u>Sheds</u>
Utility Accounting <u>Colbert Crowe</u>		Date <u>12-15-03</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)

N

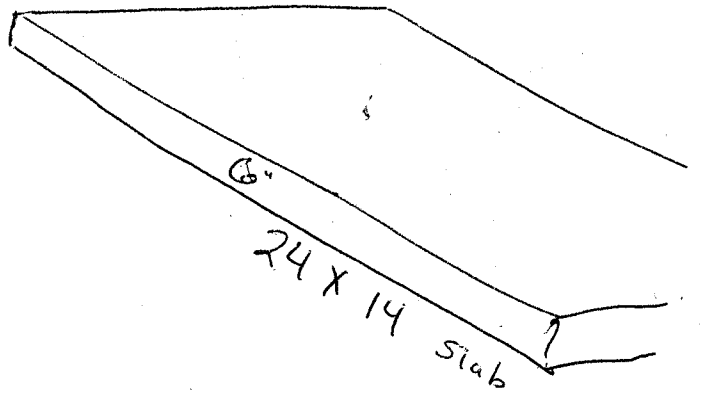
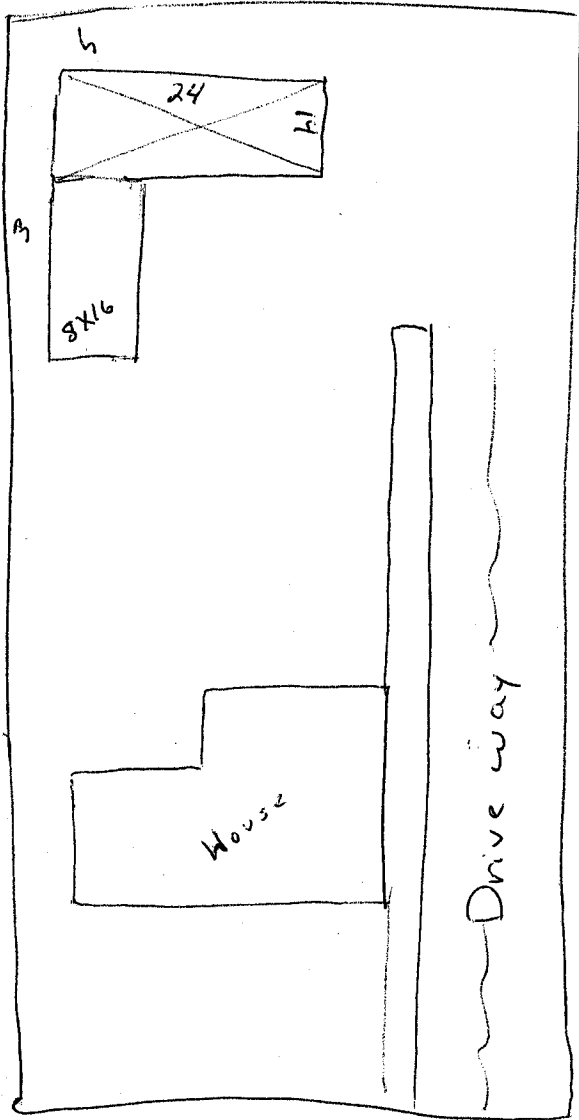


Street

5

12-15-03
 ACCEPTED Gaylean Henderson
 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.

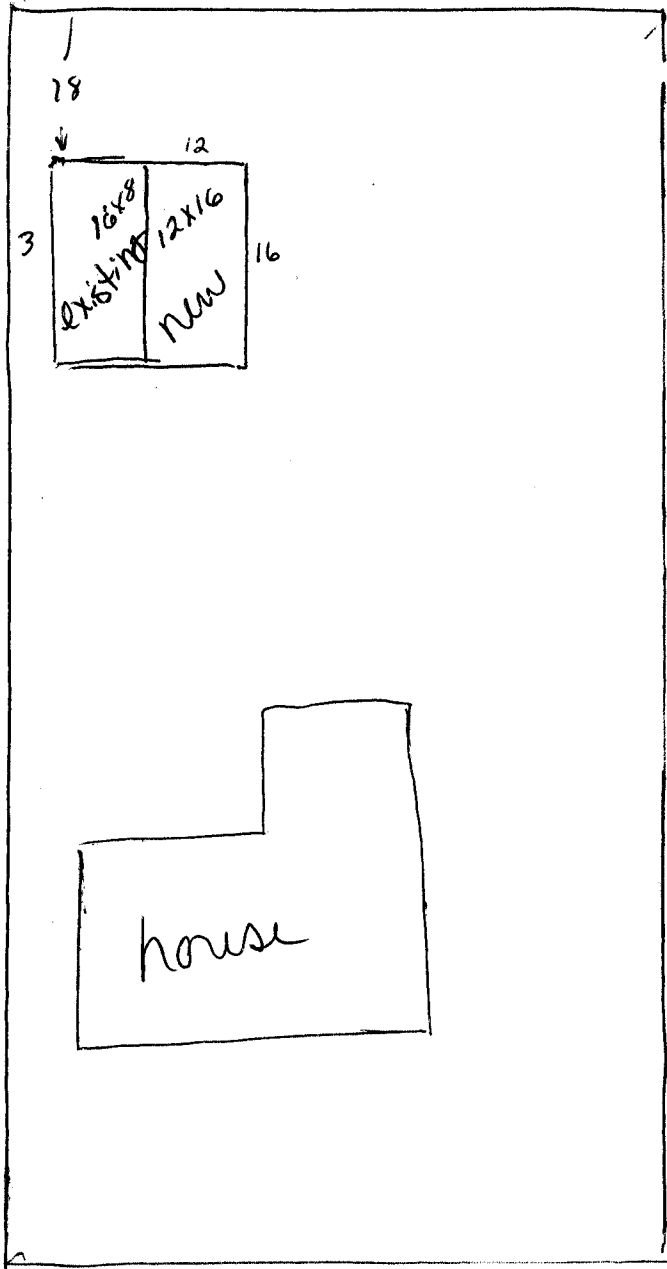
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Street

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12-15-03
 ACCEPTED Baylean Henderson
 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.



street

Revised
12/18/03
Clay Hall
ACCEPTED
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APPROVED BY THE CITY PLANNING
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AND PROPERTY LINES.