1 6 in	
PLANNING CLEA	
CP \$ (Single Family Residential and A Community Developme	
SIF \$ STORES TO STORES	
Building Address 2827.5 Texas	No. of Existing Bldgs Proposed Proposed
Parcel No. 2943-073-00-640	Sq. Ft. of Existing Bldgs 1551 Proposed
Subdivision	Sq. Ft. of Lot / Parcel
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2430 ラ 2450
OWNER INFORMATION:	DESCRIPTION OF WORK & INTENDED USE:
Name Randall Scotting	
Address 2827, 5 Texas Ave	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip GJ, CO 81501	Other (please specify):
• ,	*TYPE OF HOME PROPOSED:
APPLICANT INFORMATION:	Site Built Manufactured Home (UBC)
Name M. Worley Contracting	Manufactured Home (HUD) Other (please specify):
Address 3226 Burting Ave	usstain
city/State/Zip Cliffon, CO 81520	NOTES: Remodal of basement, Kitchen
Telephone 970-260-4352	and bathroom. New front stairs.
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all e property lines, ingress/egress to the property, driveway locati	existing & proposed structure location(s), parking, setbacks to all ion & width & all easements & rights-of-way which abut the parcel.
FE THIS SECTION TO BE COMPLETED BY COM	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-8	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL)	Permanent Foundation Required: YESNO
Side 5 from PL Rear /6 from PL	Parking Requirement
Maximum Height of Structure(s) 35	Special Conditions
Voting District Driveway Location Approval_ (Engineer's Initial	<u> </u>
	d, in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of Department (Section 305, Uniform Building Code).
	ne information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal non-use of the building(s).
Applicant Signature //www.	Date ////3/0_5
Department Approval C Auge Hall	bate 11/13/03
Additional water and/or sewer tap fee(s) are required:	ES NO WORE tenor senod
Utility Accounting	MULL)Date / - 73-103

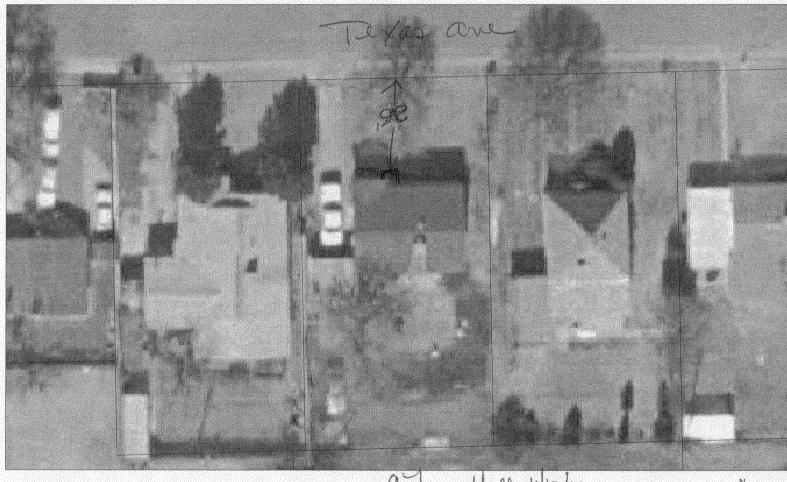
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

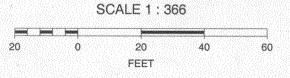
City of Grand Junction GIS Zoning Map ©

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

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Streets 2





ACCEPTED CHOU HOW 11/13/03
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY OCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

