

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

82257-5744
Building Address 2827.5 Texas

No. of Existing Bldgs 1 Proposed —

Parcel No. 2943-073-00-040

Sq. Ft. of Existing Bldgs 1551 Proposed —

Subdivision _____

Sq. Ft. of Lot / Parcel 5400

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2430 - 7 2450

OWNER INFORMATION:

Name Randall Scotting

DESCRIPTION OF WORK & INTENDED USE:

Address 2827.5 Texas Ave

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

City / State / Zip GJ, CO 81501

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name M. Worley Contracting

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

Address 32216 Bunting Ave

City / State / Zip Clifton, CO 81520

NOTES: Remodel of basement, kitchen, upstairs and bathroom. New front stairs. (approx. 6'x6')

Telephone 970-260-4352

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' from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL Rear 10' from PL

Parking Requirement _____

Maximum Height of Structure(s) 35'

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 [Signature] Date 11/13/03

Department Approval C. Faye Hall Date 11/13/03

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. Interior remodel

Utility Accounting [Signature] Date 11-13-03

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

Streets 2



SCALE 1 : 366



ACCEPTED *C. Faye Hall* 11/13/03
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

