

FEE \$ 10.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO.

1400 Has / 2250 Green House / 1780 / 16 Garage shed

Building Address 655 26 Rd.
 Parcel No. 2945-031-00-046
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 4 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4,416 Sq. Ft. Proposed 200
 Sq. Ft. of Lot / Parcel 41,382
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Greens E. Bass
 Address 655 26 Rd.
 City / State / Zip GJ, CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name G E BASS
 Address 655 26 Rd.
 City / State / Zip GJ, CO. 81506
 Telephone 234-4865 / 241-8953

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 RSF-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 10' from PL Parking Requirement 2
 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 9 July 04
 Department Approval [Signature] Date 7/9/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage Shed</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/9/04</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

Airport Zones

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

Billboards

- NOT CONSTRUCTED
- CONSTRUCTED

City Limits Boundary

- Grand Junction

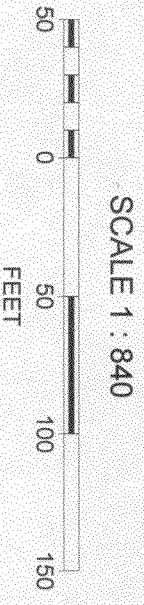
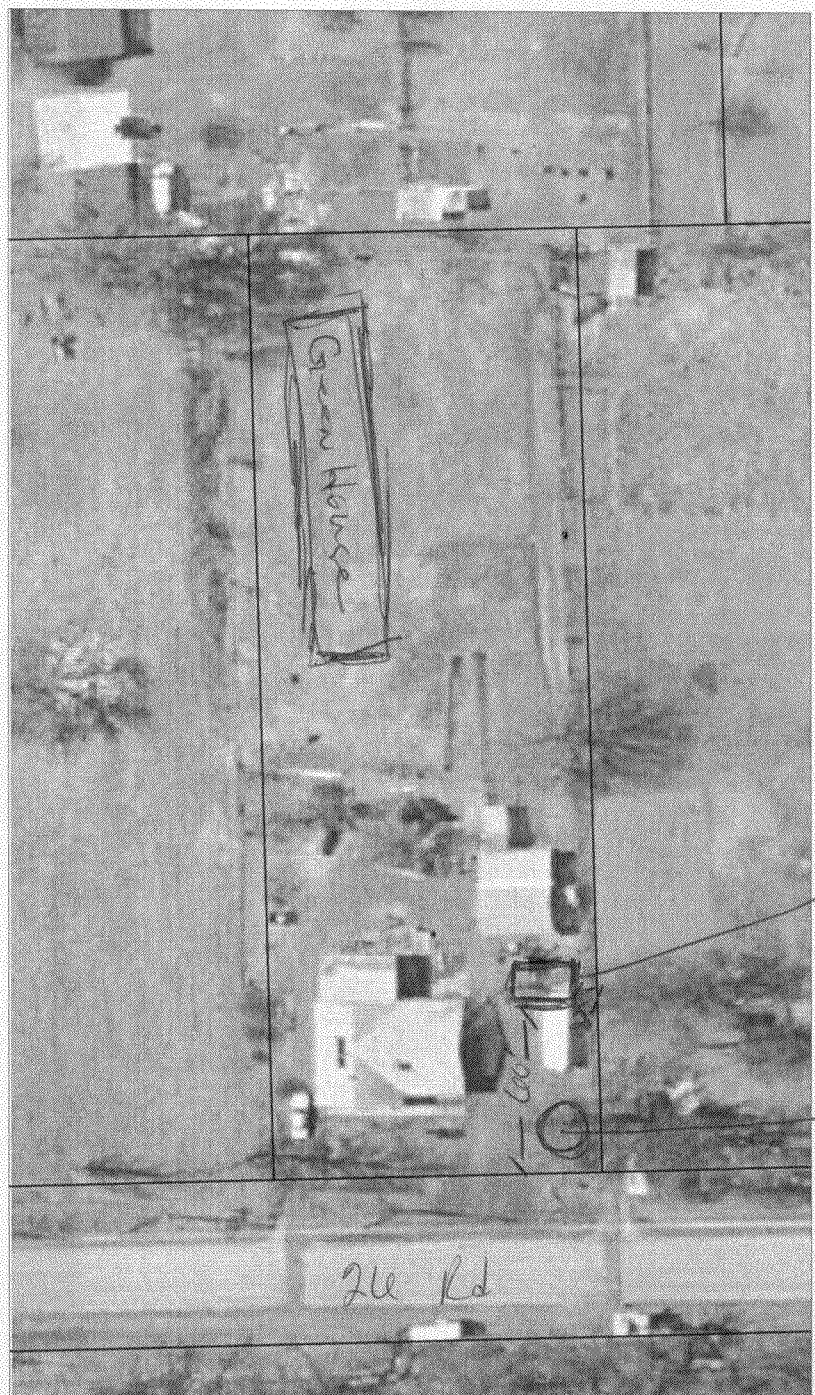
Palisade Grand Jct Buffer Zone

- Fruita / Grand Junction Buffer

Air Photos

- 2002 Photos

Highways



ACCEPTED *W. Steve Haggan* 7/9/04
 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.