

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

72205-5822

Building Address 2240 Elm Ave No. of Existing Bldgs 4 No. Proposed 0
 Parcel No. 2945-124-11-017 Sq. Ft. of Existing Bldgs 1293 Sq. Ft. Proposed 0
 Subdivision Wilcox + Bixby Sq. Ft. of Lot / Parcel 7620
 Filing W 57.7 St. Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1407 1,470

OWNER INFORMATION:

Name Jeanette & Charles Loich
 Address 31485 Deerwood Ranch Rd
 City / State / Zip Oak Creek, CO 80467

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Converting garage into a workshop due to fire damage no new
 *TYPE OF HOME PROPOSED: Structure

APPLICANT INFORMATION:

Name Jeanette and Charles Loich
 Address 31485 Deerwood Ranch Rd.
 City / State / Zip Oak Creek CO 80467
 Telephone 970-846-16214
970-870-88918

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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions No New Structure
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) only remodeling inside due to fire damage no kitchen

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 Karla Paul Agent Date 11/16/04
 Department Approval Mishu Magan Date 11/16/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>existing</u>
Utility Accounting <u>NO</u>	Date <u>11-16-04</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
- Zoom in for Noise Contors

Airport Noise Contours

- 60 db
- 65 db
- 70 db
- 75 db

Billboards

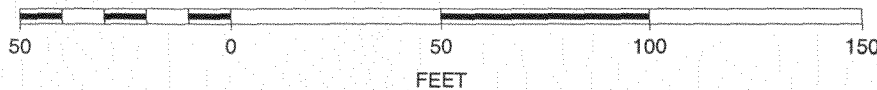
- NOT CONSTRUCTED
- CONSTRUCTED

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain



SCALE 1 : 545



ACCEPTED *Ashley Ortega* 11/16/04
 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.

