

FEE \$ 10.00
TCP \$

BLDG PERMIT NO.

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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

on Septic

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2532 G Road TAX SCHEDULE NO. 2701-343-00-107
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2176 sq. ft.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3443 sq. ft.
 (1) OWNER James B. Moore NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2532 G Rd.
 (1) TELEPHONE 970 241-9586 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT James B. Moore USE OF EXISTING BLDGS single family dwelling
 (2) ADDRESS 2532 G Rd. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970 241-9586 Remodel existing dwelling and add
addition single family utility room, garage +
bathroom

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt 2
 Side 7' from PL Rear 25' from PL
 Special Conditions _____
 Maximum Height 35'
 CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

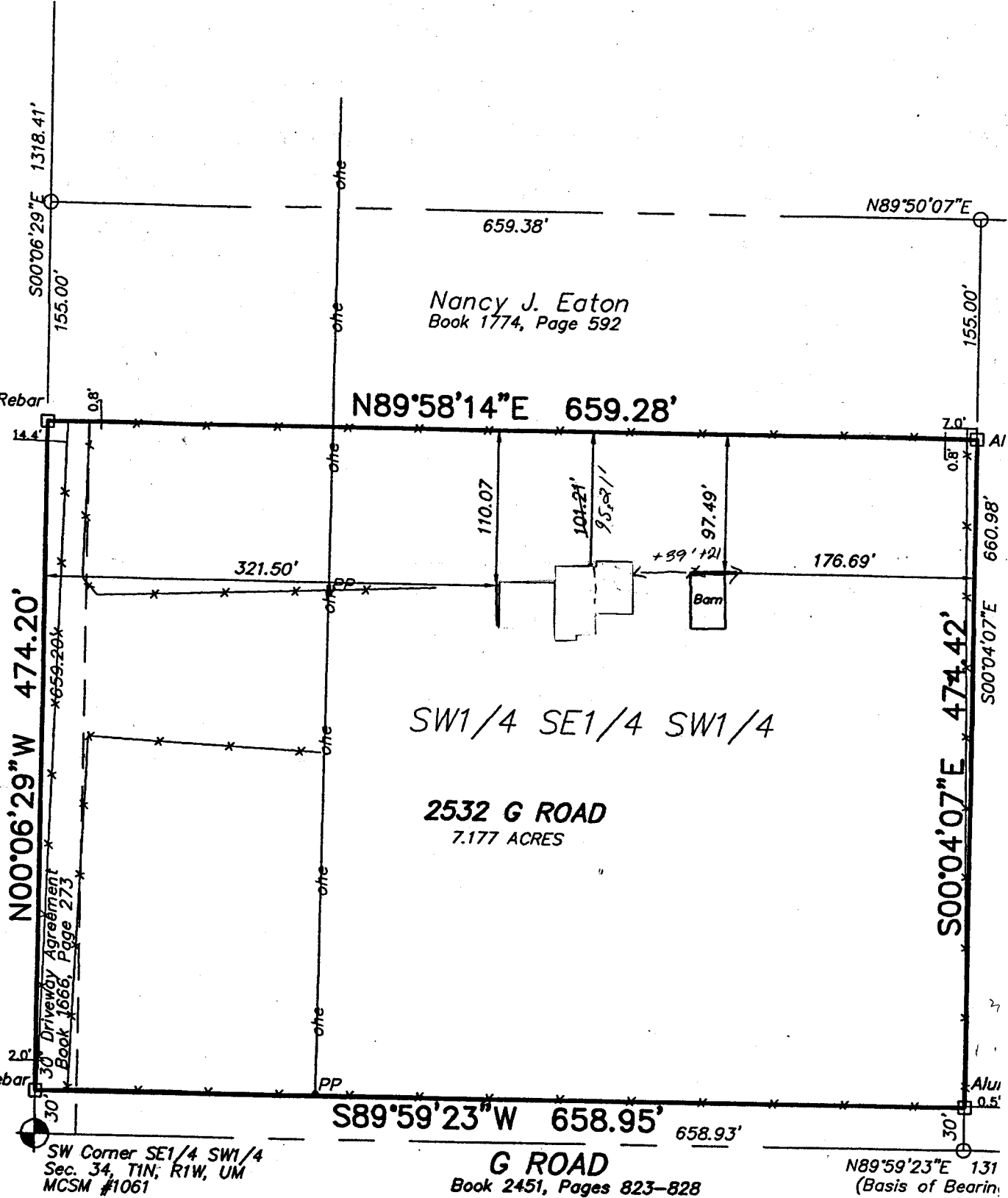
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Christina S. Moore Date 3/1/04
 Department Approval Ulster Hagan Date 3/1/04

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NO chgin use
 Utility Accounting CM Cole Date 2/1/04

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)



p on No. 5 Rebar
 PLS 12901

J. Eaton
 1774, Page 592

POB
 on No. 5 Rebar
 PLS 12901

SW Corner SE1/4 SW1/4
 Sec. 34, T1N, R1W, UM
 MCSM #1061

G ROAD
 Book 2451, Pages 823-828

N89°59'23"E 131
 (Basis of Bearing)

ACCEPTED
Maria Shroy
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

