

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

BLDG ADDRESS 2336 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 900  
 TAX SCHEDULE NO. 2945-124-08-023 SQ. FT. OF EXISTING BLDGS ~~976~~ ~~156~~ 1660  
 SUBDIVISION Wilcox & Bylby TOTAL SQ. FT. OF EXISTING & PROPOSED 2560  
 FILING \_\_\_\_\_ BLK 1 LOT 647 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Richard F. Schmall NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 2336 Texas Ave USE OF EXISTING BUILDINGS Home  
Grand Junction Co 81601  
 (1) TELEPHONE 970-260-6215 DESCRIPTION OF WORK & INTENDED USE Parking of  
garage/shop  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS 11  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 11 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 20'25" from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'3" from PL, Rear 10'5" from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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).

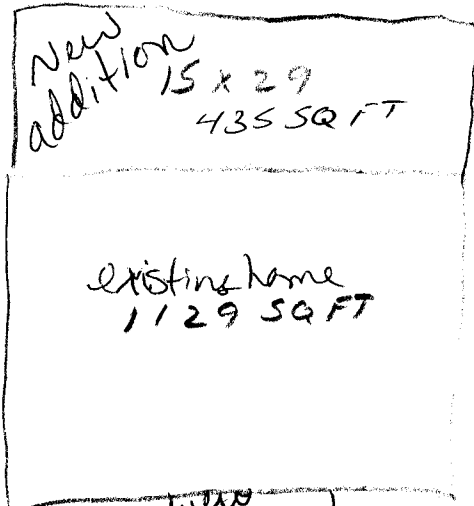
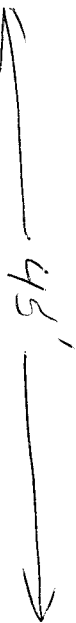
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date \_\_\_\_\_  
 Department Approval C. Faye Hall Date 4/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Elsberry</u>	Date <u>4/23/04</u>		

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)

Street



New addition  
15 x 29  
435 SQ FT

existing home  
1129 SQ FT

New addition  
16 x 6

Drive way

← 15' →

← 30' →

New garage

3'

5'

Property Line

ACCEPTED  
C. J. J. Hall  
4/23/04  
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.