

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 323 W Ute SQ. FT. OF PROPOSED BLDGS/ADDITION 567

TAX SCHEDULE NO. 2945154-23-002 SQ. FT. OF EXISTING BLDGS 1300<sup>7</sup> home + 110<sup>4</sup> shed

SUBDIVISION Winnie Sub in Blk 12 Mobley's TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 1 LOT 122 NO. OF DWELLING UNITS:

(1) OWNER Enoy A Gallegos Before: 2 After: 2 this Construction

(1) ADDRESS 323 W Ute NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-4021 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BUILDINGS home + shed

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE carport 21' x 27' = 567

(2) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED:

Site Built \_\_\_\_\_ Manufactured Home (UBC)

\_\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_\_ 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 \_\_\_\_\_ ANN# \_\_\_\_\_

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 Enoy A Gallegos Date 5-13-04

Department Approval Gayleen Henderson Date 5-13-04

Additional water (and/or sewer) tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Overholt</u>		Date <u>5/13/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

# City of Grand Junction GIS Zoning Map



323 W UTE

Revised  
6/17/04  
Rear setback

ACCEPTED Angela Anderson  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. PRIOR TO APPLICANTS  
RECORDING OF EASEMENTS  
AND PROCEEDING WITH PERMITS.  
5-13-04

co.us/maps/zoning mwf

Thursday, May 13, 2004 10:48 AM