| FEE\$ | 1000 |
|-------|------|
| TCP\$ | 0 |
| SIF\$ | 0 |

PLANNING CLEARANCE

| BLDG PERMIT NO. | |
|-----------------|--|

(Single Family Residential and Accessory Structures)

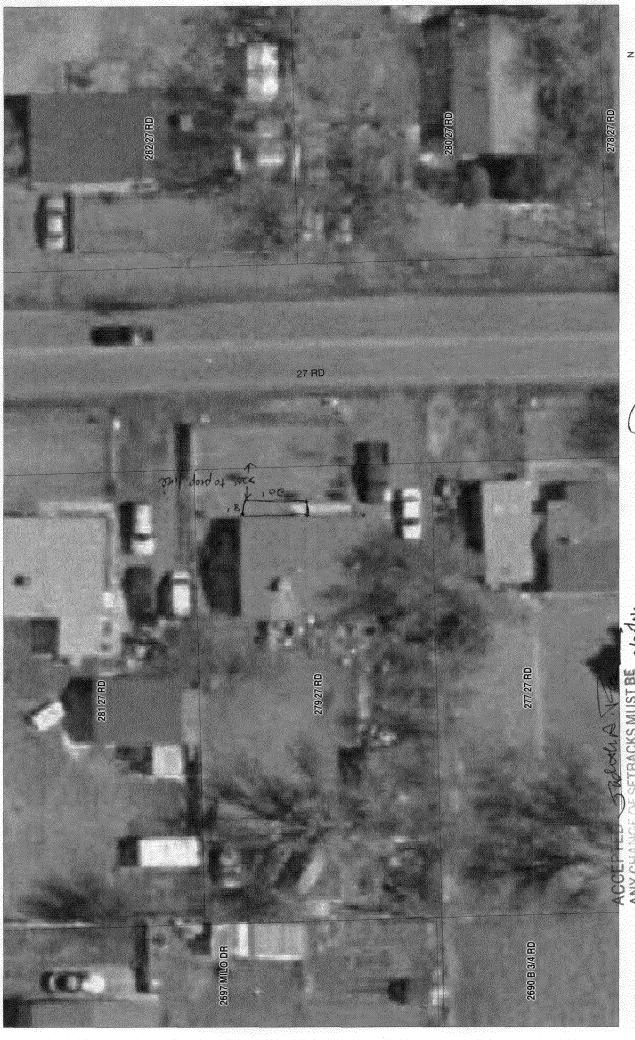
Community Development Department

| | \mathcal{A} |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Address 279 27 Rd | No. of Existing Bldgs No. Proposed |
| Parcel No. 2945 - 261 - 60 - 639 | Sq. Ft. of Existing Bldgs 11.50 Sq. Ft. Proposed |
| Subdivision | Sq. Ft. of Lot / Parcel |
| Filing Block Lot | Sq. Ft. Coverage of Lot by Structures & Impervious Surface |
| OWNER INFORMATION: | (Total Existing & Proposed) |
| Name BOB G. HCLLAND | DESCRIPTION OF WORK & INTENDED USE: |
| Address 279 27 Rd. | New Single Family Home (*check type below) Interior Remodel Addition |
| City / State / Zip GRAND JUNCTION CO. | Other (please specify): Dove Rd Deck 160 |
| APPLICANT INFORMATION: | *TYPE OF HOME PROPOSED: |
| Name BOR G. HOLLAND | Site Built Manufactured Home (UBC) Manufactured Home (HUD) |
| Address <u>279 27 RJ.</u> | Other (please specify): |
| City/State/Zip GRAND JUNCTION CO. | NOTES: deck attucked to house |
| Telephone 970 241 2727 | |
| | xisting & proposed structure location(s), parking, setbacks to all |
| | n & width & all easements & rights-of-way which abut the parcel. |
| THIS SECTION TO BE COMPLETED BY COM | |
| _ | 44 |
| ZONE RMF-16 | Maximum coverage of lot by structures 8% |
| _ | 44 |
| ZONE RMF-16 | Maximum coverage of lot by structures |
| ZONE | Maximum coverage of lot by structures 80/6 Permanent Foundation Required: YESNO |
| SETBACKS: Front 20 from property line (PL) Side 5 from PL Rear 10 from PL Maximum Height of Structure(s) Driveway | Maximum coverage of lot by structures 80/6 Permanent Foundation Required: YESNO Parking Requirement |
| SETBACKS: Front 20 from property line (PL) Side 5 from PL Rear 10 from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) | Maximum coverage of lot by structures |
| SETBACKS: Front 20 from property line (PL) Side 5 from PL Rear 10 from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, | Maximum coverage of lot by structures |
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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 ©



ANY CHANGE OF SETBACKS MUST BE 4/240V
APPROVED BY THE CITY PLANNING 1/240V
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS

* AND PROPERTY LINES. http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning_Map1.mwf

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Monday, September 25, 2006 11:37 AM