FEE \$	1000
TCP\$	0
SIF\$	0

PLANNING CLEARANCE

BLDG PERMIT NO.	

(Single Family Residential and Accessory Structures)

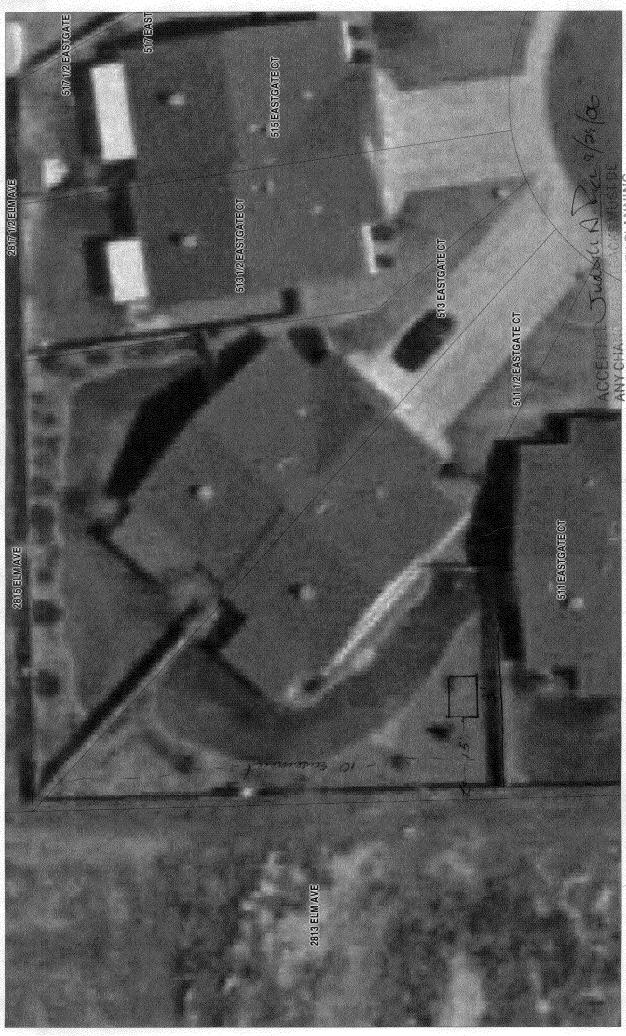
Community Development Department

Building Address 511/2 Eastgate (+	No. of Existing Bldgs No. Proposed
Parcel No. 2943073-30-007	Sq. Ft. of Existing Bldgs 1270 Sq. Ft. Proposed 96
Subdivision Zast Gate Villiage	Sq. Ft. of Lot / Parcel/7 acres
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Mary Katherine Johnson	DESCRIPTION OF WORK & INTENDED USE:
Address 511 /2 Eastgate Ct	New Single Family Home (*check type below) Interior Remodel Other (please specify): Storage shed 8'X12'
City / State / Zip Grand Junction, Co 8150	Other (please specify). Storage Sitea 8 X12.
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name same as above	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify): Manifectured 5. astruk
City / State / Zip	NOTES:
Telephone <u>242-9214</u>	
	xisting & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE PD	Maximum coverage of lot by structures
SETBACKS: Front 55 from property line (PL)	Permanent Foundation Required: YESNO
Side 3 from PL Rear 5 from PL	Parking Requirement
Maximum Height of Structure(s) 35/	Special Conditions
Voting District Driveway Location Approval(Engineer's Initials)
	in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).
	e information is correct; I agree to comply with any and all codes, as project. I understand that failure to comply shall result in legal on-use of the building(s).
Applicant Signature Mary La Hering Thomas	Date 9/29/2006
Department Approval Fudwh A. Ryu	Date 9/24/06
Additional water and/or sewer tap fee(s) are required: YE	S NØ W/O No.
Utility Accounting	Date : C. T.

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 ©



8X12 stonge

3 test from towned 3 side from the from towned to be a from towned to be a from the from the

APPROVED BY THE CITY PLANNING
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

Tuesday, August 29, 2006 12:36 PM