

FEE \$ 10.00

TCP \$

SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 768 North Ave

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-114-18-010

Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 160

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Rankin and Company

DESCRIPTION OF WORK & INTENDED USE:

Address 768 North Ave. J

New Single Family Home (*check type below)

City / State / Zip Grand Jct., CO 81501

Interior Remodel

Addition

Other (please specify): Storage shed

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Julie Adams

Site Built

Manufactured Home (UBC)

Address 768 North Ave. / 1505 N. 20th St.

Manufactured Home (HUD)

Other (please specify): metal camp storage

City / State / Zip Grand Jct., CO 81501

NOTES: _____

Telephone (970)243-5277 or 242-1277

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 C-1

Maximum coverage of lot by structures N/A

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES _____ NO X

Side 0' from PL Rear 10' from PL

Parking Requirement N/A

Maximum Height of Structure(s) 40'

Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

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 Julie Adams Date 2/10/06

Department Approval Ulster Wagner Date 2/10/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting [Signature] Date 2/10/06

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 ©

Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway
- ZOOM IN FOR ZONING

Rural Roads Large Text

Streets

All Parcels

- Parcels
- Address Label



ACCEPTED
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.
Alison Mason 2/10/06

SCALE 1 : 730



Dimensions of shed 20'x8'

