

FEE \$	<u>PD</u>
TCP \$	<u>-</u>
SIF \$	<u>-</u>

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2897 Texas Ave  
Parcel No. 2943 074-19-002  
Subdivision Leroy  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

No. of Existing Bldgs 3 No. Proposed 3  
Sq. Ft. of Existing Bldgs 976 <sup>total</sup>  
816 + 96 + 64 = Sq. Ft. Proposed 804  
Sq. Ft. of Lot / Parcel 1.238 acres  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Tammy Baysinger  
Address 2897 Texas Ave  
City / State / Zip G.J. Co 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition Shed add-on  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Samu  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 970-256-8929

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: storage only

**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 <u>Rmf-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>N/C</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval <u>N/A</u> <small>(Engineer's Initials)</small>		

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).

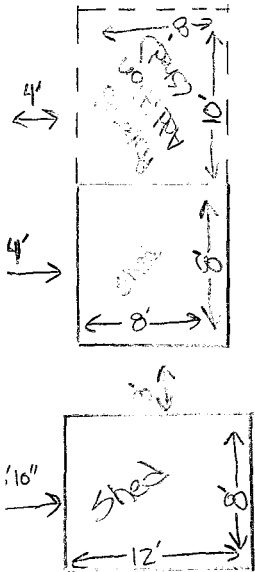
Applicant Signature Tammy Baysinger Date 9/6/06  
Department Approval Ronnie Edwards Date 9/6/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>perm-6498</u>
Utility Accounting <u>Kate Ebberly</u>	Date <u>9/6/06</u>		

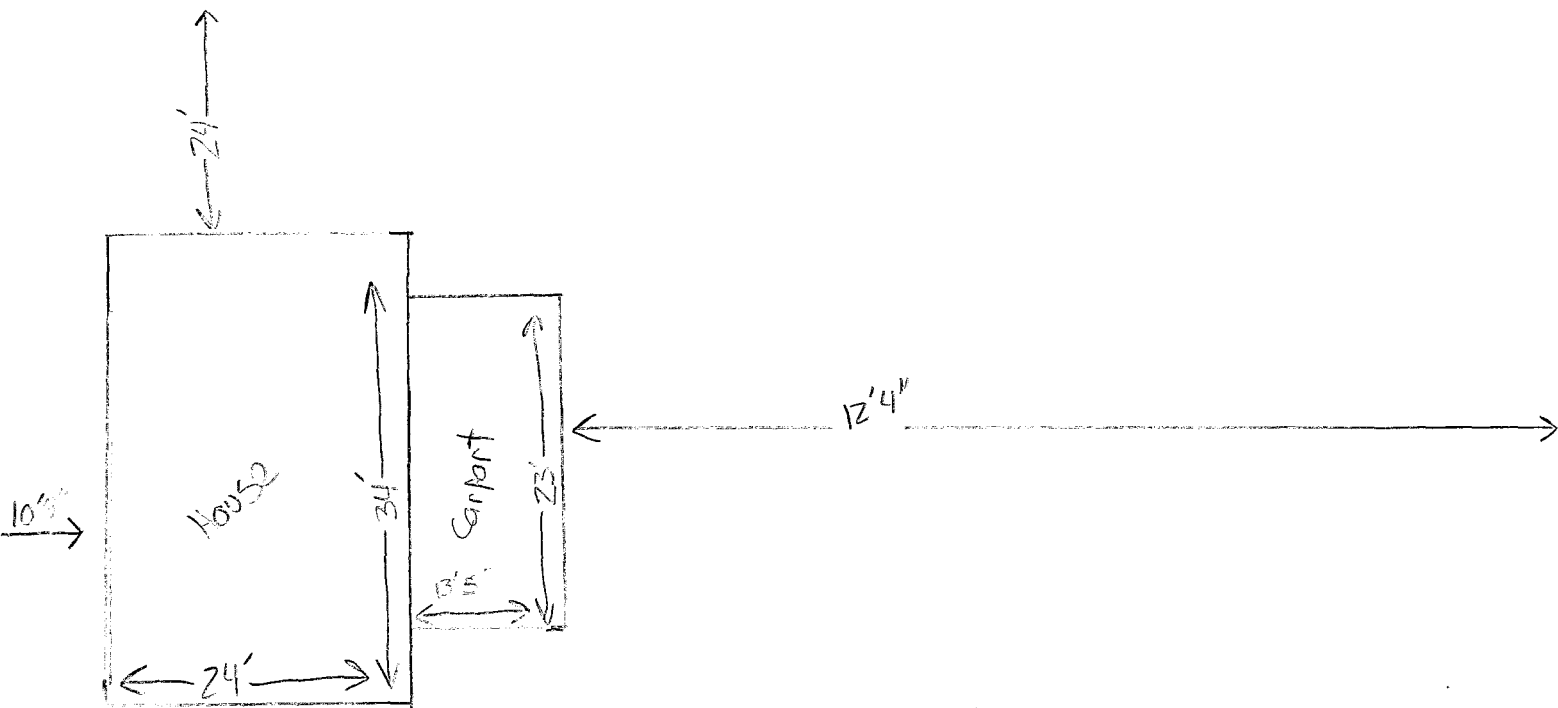
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 10' Utility and Management

(Back of Property)



ACCEPTED *Ronnie Edwards* 9/6/06  
 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.



173.00'

*Driveway*

.238 acres

2897 Texas Ave

2943-074-19-002

RMF-8