

FEE \$	10.00
TCP \$	/
SIF \$	/

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

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



Your Bridge to a Better Community

83058-5635

BLDG ADDRESS 2324 TEXAS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 360

TAX SCHEDULE NO. 2945-124-08-022 SQ. FT. OF EXISTING BLDGS 1500

SUBDIVISION Wilcox & Kirby TOTAL SQ. FT. OF EXISTING & PROPOSED 2060

FILING \_\_\_\_\_ BLK 8 LOT 1 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER BRENDA WILKINSON NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2324 TEXAS AVE USE OF EXISTING BUILDINGS SINGLE FAM. RES.

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE REBUILT

(2) APPLICANT BRAD DAVENPORT TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) addition

(2) ADDRESS 2205 TANLEWORTH RD

(2) TELEPHONE 640-0600

**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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5 from PL, Rear 10 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions no kitchen facilities in addition

GENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 [Signature] Date 7/5/07

Department Approval [Signature] Date 7/5/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>		Date <u>7/5/07</u>

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

**SITE PLAN:** SCALE: 1/16" = 1'-0"

BRENDA WILHELM

2324 TEXAS AVE

GRAND JCT CW 81501

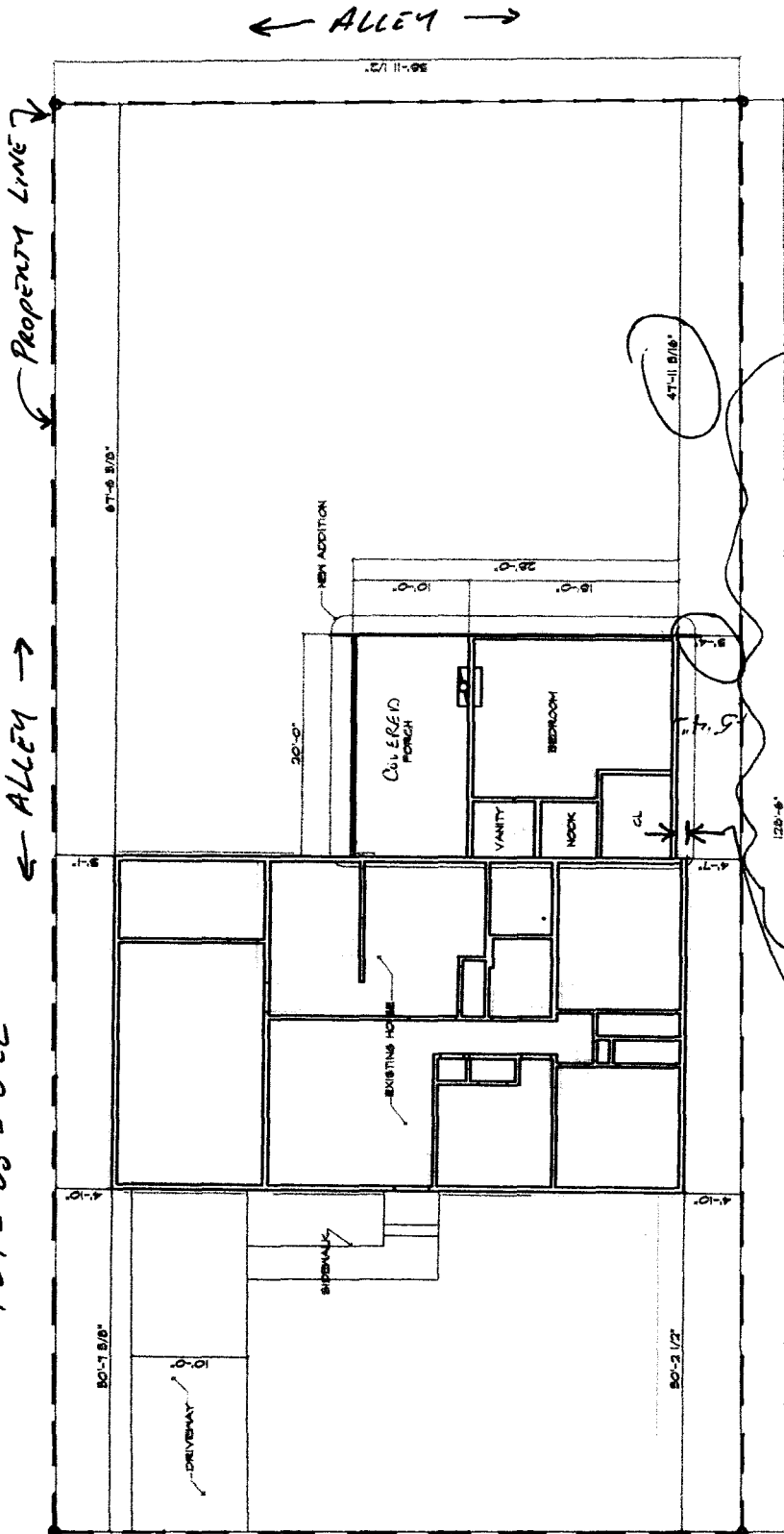
LOT # 3, BLOCK # 1

W1400 & BARBY SUBDIVISION

2945-124-08-022

Judith A. Ricci

THIS PLAN IS THE PROPERTY OF THE CITY PLANNING DEPT. IT IS TO BE USED ONLY FOR THE PURPOSES OF LOCATING AND EASEMENT AND PROPERTY LINES.



OFFSET ADDITION FOUNDATION 11" FROM EXISTING FOUNDATION TO EXCEED 5'- SIDE YARD SET BACK