

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 80450-6496

Building Address 2893 TEXAS AVE
 Parcel No. 2943-074-10-011
 Subdivision CANNON
 Filing _____ Block _____ Lot 6

No. of Existing Bldgs 3 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1380 Sq. Ft. Proposed 754 garage
 Sq. Ft. of Lot / Parcel 42688.79 400 shed
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DAN WILMAZTH
 Address 2893 TEXAS AVE
 City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): GARAGE/SHOP
S

APPLICANT INFORMATION:

Name DAN WILMAZTH
 Address 2893 TEXAS AVE
 City / State / Zip GRAND JCT, CO 81501
 Telephone (970)245-0458

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): ~ 9' tall, shed/garage
and open sided shed

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 _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>/</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>/</u>	Driveway Location Approval <u>NA.</u> (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 [Signature] Date 1/29/07
 Department Approval Judith A. Pea Date 1/29/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-29-07</u> <u>change</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)

2893 texas



Mesa County GIS
544 Rood Ave.
Grand Junction, CO 81501

DISCLAIMER: The Geographic Information System (GIS) and its components are designed as a source of reference for planning purposes. GIS is not intended or does not replace legal description information in the county clerk and recorder's office or other official government records such as the county clerk and recorder's office or other official government records. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

APPROVE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND

- | | | | |
|---|-----------------|--|---|
| + | Hospitals | | Colorado National Monument |
| * | Police Stations | | BLM Special Areas |
| ▲ | Fire Stations | | Black Ridge Canyons |
| 1 | Schools | | COLORADO CANYONS NATIONAL CONSERVATION AREA |
| | State Highways | | BLM |
| | Roads | | National Forest |
| | Lakes | | |
| | Canals | | |

200 = 10x20 Shed

100 = 10x10

1080 = HOUSE

↑
NORTH

38x34 =

* Accessory Structure CANNOT BE Larger than PRIMARY Structure.

75% or LESS is Acceptable
810