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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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 _____
 Sq. Ft. of Existing Bldgs 976 Sq. Ft. Proposed 476'
 Sq. Ft. of Lot / Parcel _____ .238 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____ ✓
 Height of Proposed Structure 13'8" ✓

OWNER INFORMATION:

Name MIKE TAMMY BAUSINGER
 Address 2897 TEXAS AVE
 City / State / Zip GT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition To House
- Other (please specify): None

APPLICANT INFORMATION:

Name MARVIN L WEAVER
 Address 2846 MESA AVE
 City / State / Zip GT CO 81501
 Telephone 970-245-2589

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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>R1F-8</u> | Maximum coverage of lot by structures <u>70%</u> |
| SETBACKS: Front <u>20'5"</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>5'3"</u> from PL Rear <u>10'5"</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | 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 Marvin L Weaver Date Feb 7 - 2007
 Department Approval Daylen Henderson Date 2-7-07

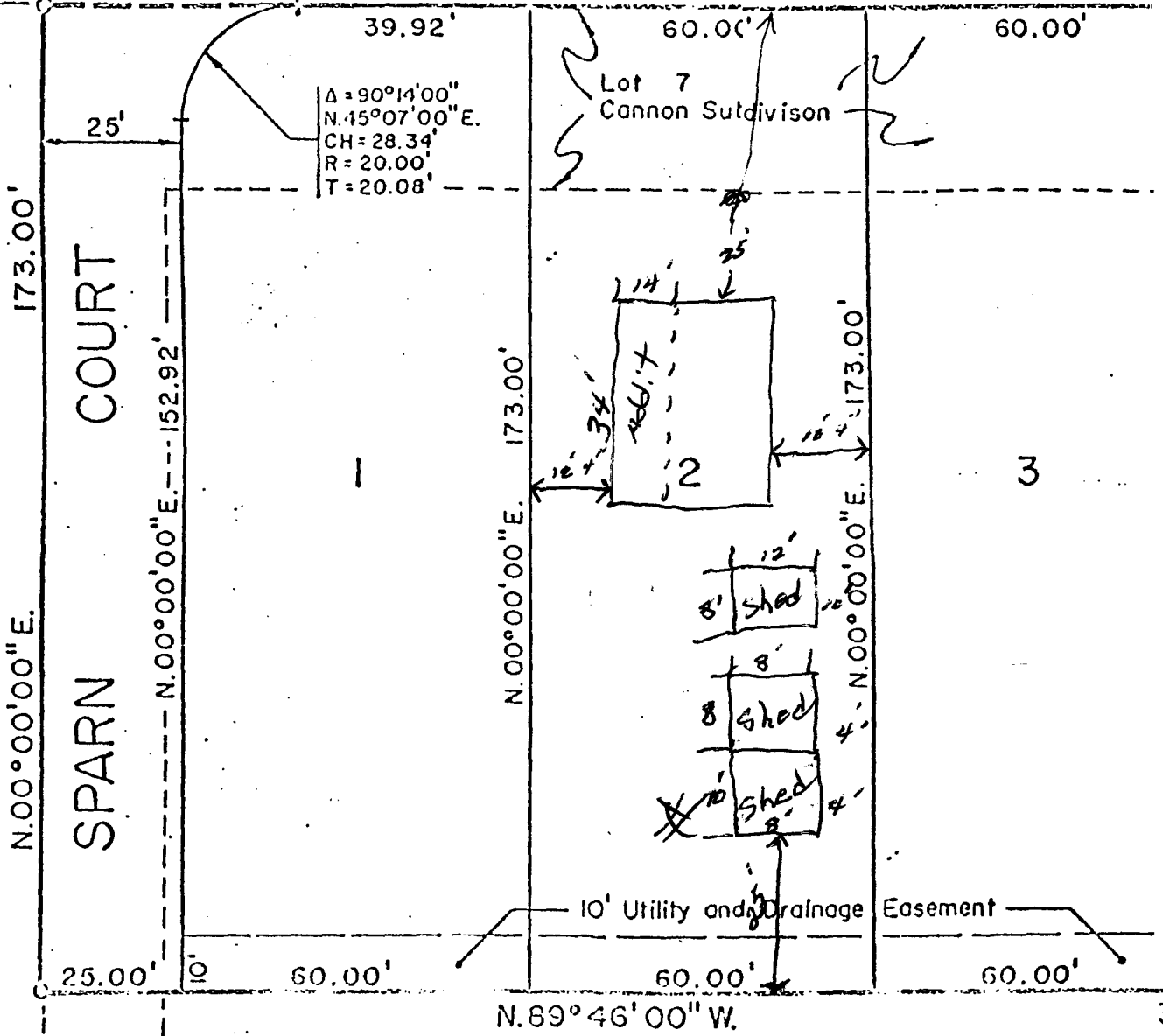
| | | | |
|--------------------------------------------------------|--------------------|-----------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting <u>[Signature]</u> | Date <u>2.7.07</u> | | |

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)

25'

S. 69° 46' 00" E.

30



3/27, 1973

2-7-07

Gayleen Henderson