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PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

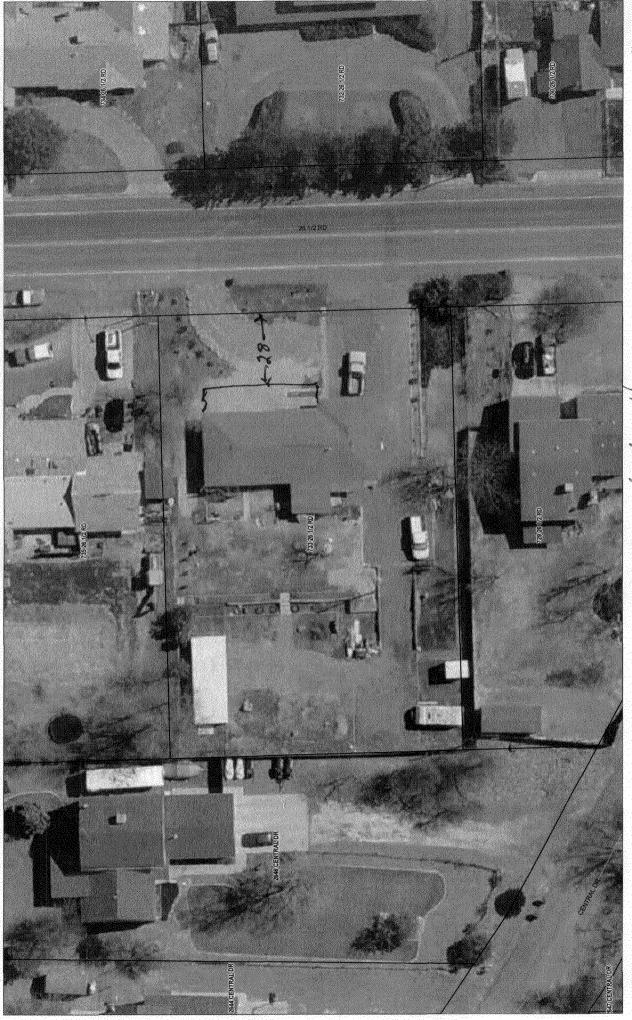
Public Works & Planning Department

SIF \$		anning bepartment	
/	732 OCK DI CORAND JUN	oct in Jo	
Building Address	733 26 2 Rd 91506	No. of Existing Bldgs No. Proposed	
Parcel No.	270/35307029	Sq. Ft. of Existing Bldgs /264 Sq. Ft. Proposed _	56c
Subdivision Rol	ling Acres	Sq. Ft. of Lot / Parcel	
	Block Lot <u>24</u>	Sq. Ft. Coverage of Lot by Structures & Impervious Surfa	ice
OWNER INFORMATI	ON:	(Total Existing & Proposed)Height of Proposed Structure	
Name Ruth	COOK	DESCRIPTION OF WORK & INTENDED USE:	
Address <u>733</u>		New Single Family Home (*check type below) Interior Remodel Other (please specify): Show Single Family Home (*check type below) Addition Show Single Family Home (*check type below) Show Single Family Home (*check type below)	/2 ! 47
City / State / Zip	TRAND JUNCTION (O)	Unier (piease specify).	<u></u>
APPLICANT INFORM	01500	*TYPE OF HOME PROPOSE <u>D:</u>	
Name	er	Site Built Manufactured Home (HUD)	ne (UBC)
Address		Manufactured Home (HUD) Other (please specify): PAID	
		NOTEC	
•		NOTES:	
Telephone 7/0	- 260 - 4611	all existing & proposed structure location(s), parking, setba	
REQUIRED: One plot p	plan, on 8 1/2" x 11" paper, showing	all existing & proposed structure location(s), parking, setba ocation & width & all easements & rights-of-way which abut th	cks to all
property mes, mgress		OMPLETED BY PLANNING STAFF	ie pareen
zone <u>R-2</u>		Maximum coverage of lot by structures 30%	
SETBACKS: Front	20' from property line (PL)	J	
Side/_5 rom	PL Rear <u>30′</u> from F		and the same of th
Maximum Height of St	tructure(s) <u>35</u>	Parking Requirement 2	
Voting District	Driveway Location Approval_ (Engineer's I	Special Conditions	
structure authorized b		oved, in writing, by the Public Works & Planning Departme bied until a final inspection has been completed and a Cert ng Department.	
ordinances, laws, regu		nd the information is correct; I agree to comply with any and a to the project. I understand that failure to comply shall result to non-use of the building(s).	
Applicant Signature _	Kuthe Coo	Date Cung 20, 2008	
Planning Approval	Garleen Henderson	<u>)</u> Date 8-20-08	
Additional water and/o	or sewer tap fee(s) are required:	YES NO W/O No.	
Utility Accounting	(Bousles.	Date \$7.20 10 8	
VALID EOD SIV MON	THE EDOM DATE OF ISSUANDE	(Section 2.2.C.4 Grand Junction Zoning & Development (

VALID FOR SIX MONTHS FROM DATE OF ISSUANGE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED Jaules About Any ANY CHANGE OF SETBACKS MUST BE 8-20-0 APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning_Map1.mwf