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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 7

5582-0

Building Address 2818 TEXAS
 Parcel No. 2943 07309003
 Subdivision EAST TEXAS SUB AMENDED
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 180
 Sq. Ft. of Lot / Parcel 7,884
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name EVELYN MERCER (ZEUNEN)
 Address 2818 TEXAS
 City / State / Zip GRAND JCT CO

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): ENCLOSE CARPORT
ADD ROOMS

APPLICANT INFORMATION:

Name EVELYN MERCER (ZEUNEN)
 Address 2818 TEXAS
 City / State / Zip GRAND JCT CO
 Telephone 970 250 3583

***TYPE OF HOME PROPOSED:**

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

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 JUN 03 2009
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NOTES: making bedroom larger no
addition to water or sewer

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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

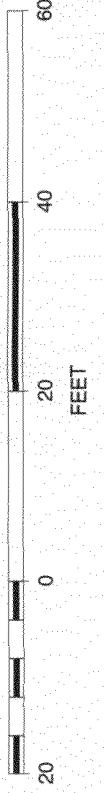
Applicant Signature [Signature] Date June 3-09
 Planning Approval [Signature] Date June 3-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>6/13/09</u>		

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 238



ENCLOSE CARPOOL

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANTS RESPONSIBILITY
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

Wednesday, June 03, 2009 8:33 AM
4/3/09