

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Ref # 5744-0

Building Address 2827 1/2 Texas
 Parcel No. 2943-073-00-040
 Subdivision None
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1312 Sq. Ft. Proposed 300
 Sq. Ft. of Lot / Parcel 7056.72
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1612 23
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Martha Franek, Janette Kiphart
 Address 2827 1/2 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): Storage Shed 10x30

APPLICANT INFORMATION:

Name Martha Franek
 Address 2827 1/2 Texas
 City / State / Zip Grand Jct. Colo
 Telephone 970-739-3709

***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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5/3' from PL Rear 10/5' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement _____
 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.

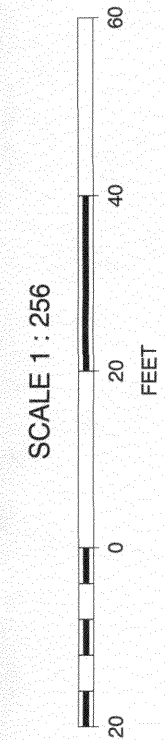
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature General Wilcox Date 4-27-09
 Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No change</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-27-09</u>

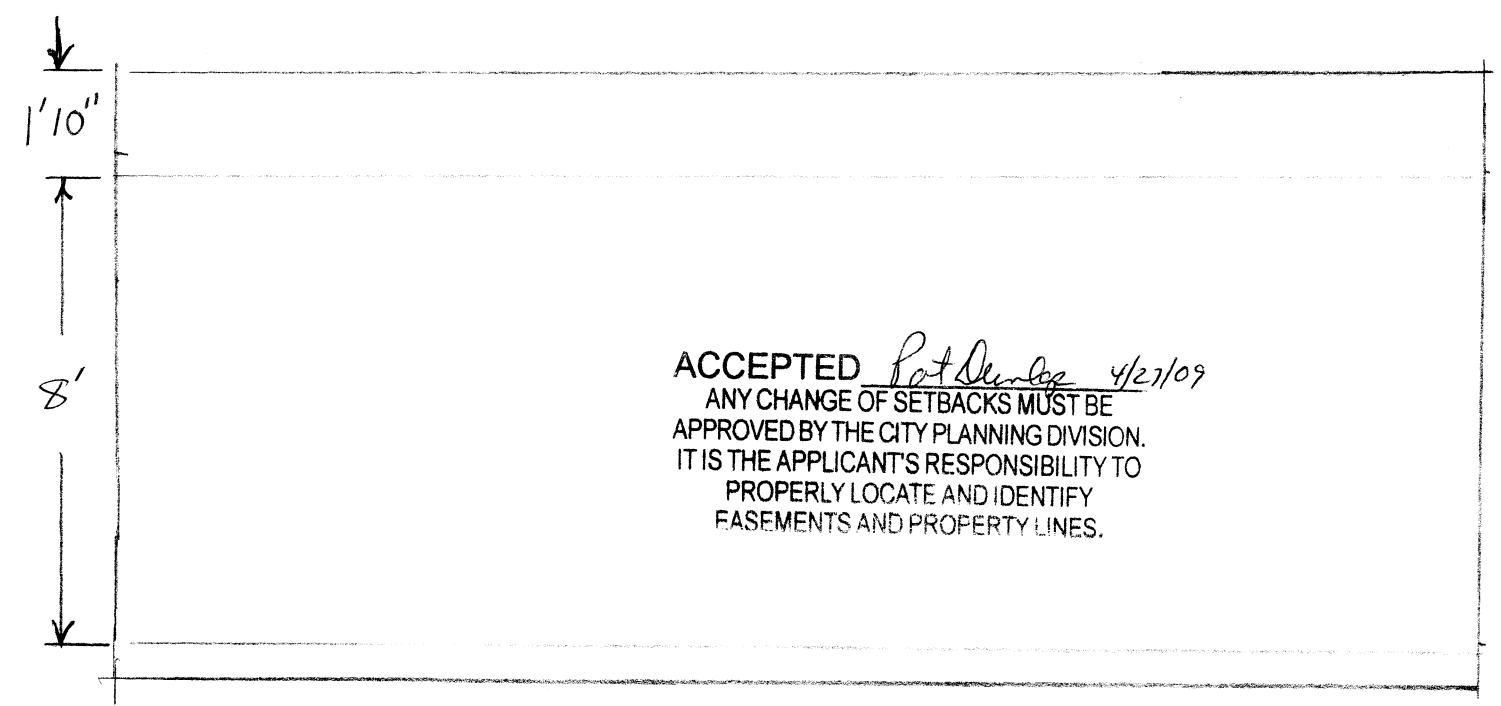
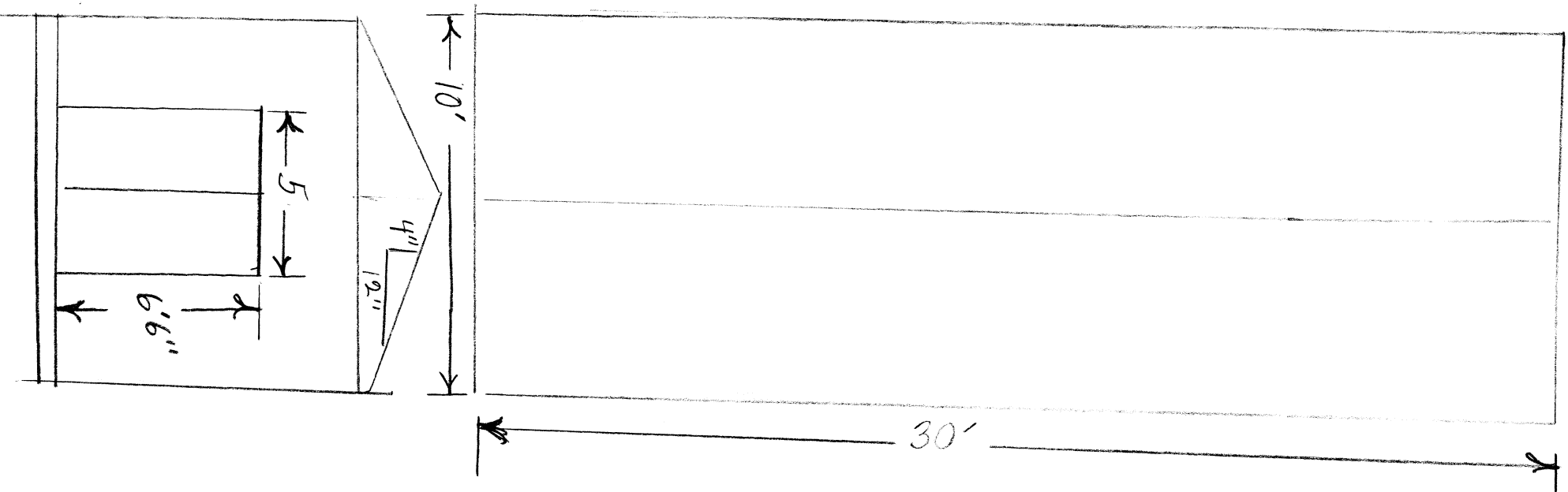
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2827 1/2 Texas Ave



ACCEPTED *Pat Devlop* 4/27/07
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.





2827 1/2 Topo Ave
 MARTHA FORNET
 &
 JENNETTE KIPPERT
 Martha & Ernest 4/26/09

ACCEPTED *Pat DeLong* 4/27/09
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 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.