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# 86031  
**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

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

Building Address 2844 1/2 Texas Ave  
Parcel No. 2943-073-02-047  
Subdivision 1st Addition Tula (Cottonwood Meadows)  
Filing \_\_\_\_\_ Block 5 Lot 12

No. of Existing Bldgs 3 No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing Bldgs 1744 Sq. Ft. Proposed 1280  
Sq. Ft. of Lot / Parcel 7448.76  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1744 + 360 = 2104 28%  
Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Adrienne A Barnett  
Address 423 Midway Ave  
City / State / Zip Payson Springs, CO 81142

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below) 1280 sq ft
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sarah Caviness  
Address 424 32 Rd # 217  
City / State / Zip Clifton 81520  
Telephone 589-1395

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD) 1994 (16' x 80')
- Other (please specify): \_\_\_\_\_

NOTES: Removing old trailer, replace with new 1994 trailer

**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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>14</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____ Driveway _____ Location Approval _____ (Engineer's Initials)	Special Conditions _____

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 Sarah Caviness Date 10/23/09  
Planning Approval Pat Denzler Date 10/23/09

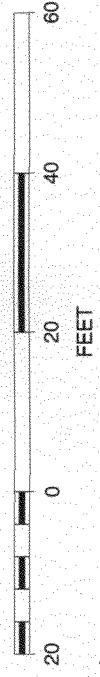
Additional water and/or sewer tap fee(s) are required	YES	NO <u>X</u>	W/O No. <u>Pat Denzler</u>
Utility Accounting <u>Pat Denzler</u>	Date	<u>10-23-09</u>	

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)

# 2844 1/2 Texas Ave



SCALE 1 : 282



ACCEPTED *Pat Dunlap* 10/23/09

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.