

#8603-1

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

FEE \$
TCP \$
SIF \$

Building Address 2894 1/2 Texas Ave

No. of Existing Bldgs 3

No. Proposed no chg

Parcel No. 2943-073-02-047

Sq. Ft. of Existing Bldgs 2104

Sq. Ft. Proposed _____

Subdivision 1st Addition Tulsa (Cottonwood Meadows)

Sq. Ft. of Lot / Parcel 7448.76

Filing _____ Block 5 Lot 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Adrienne A Barnett

Address 423 Midiron Ave

City / State / Zip Pagosa Springs, CO 81142

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): demo existing garage to a carport by Nov. 10, 2009

APPLICANT INFORMATION:

Name Sarah Caviness

Address 424 32 Rd #217

City / State / Zip Clifton CO 81520

Telephone 589-1395

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): walls to be removed on east/west/south sides of carport, north wall can remain; upright

NOTES: posts closest to roadway need 13' 8 1/4" from front setback

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 14 from property line (PL)

Permanent Foundation Required: YES _____ NO X

Side 5 from PL Rear 10 from PL

Floodplain Certificate Required: YES _____ NO X

Maximum Height of Structure(s) _____

Parking Requirement 2

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 Maria Remetter

Date 10/29/09

Planning Approval Pat Dunlop

Date 10/29/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
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Utility Accounting <u>Pat Dunlop</u>	Date <u>10/29/09</u>
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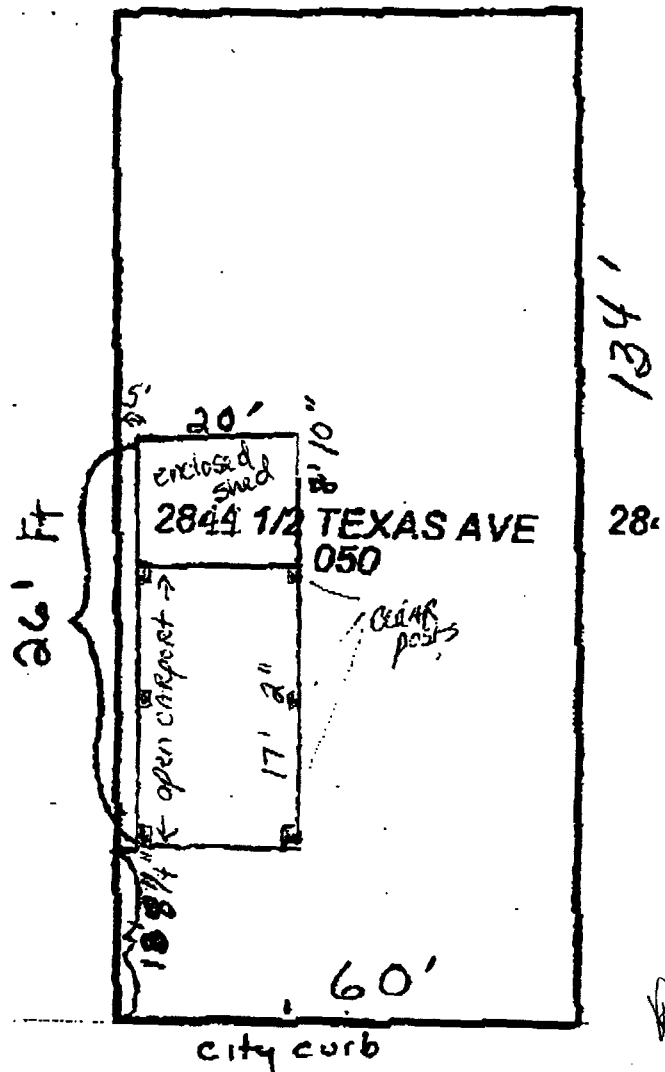
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MR

ACCEPTED
ANY CHANGE OFS
APPROVED BY THE CIT
IT IS THE APPLICANT'S
PROPERLY LOCATE
EASEMENTS AND

C. McKee
MUST BE
DIVISION.
ABILITY TO
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Revised 11/2/09
Wendy Spurr
ACCEPTED
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.

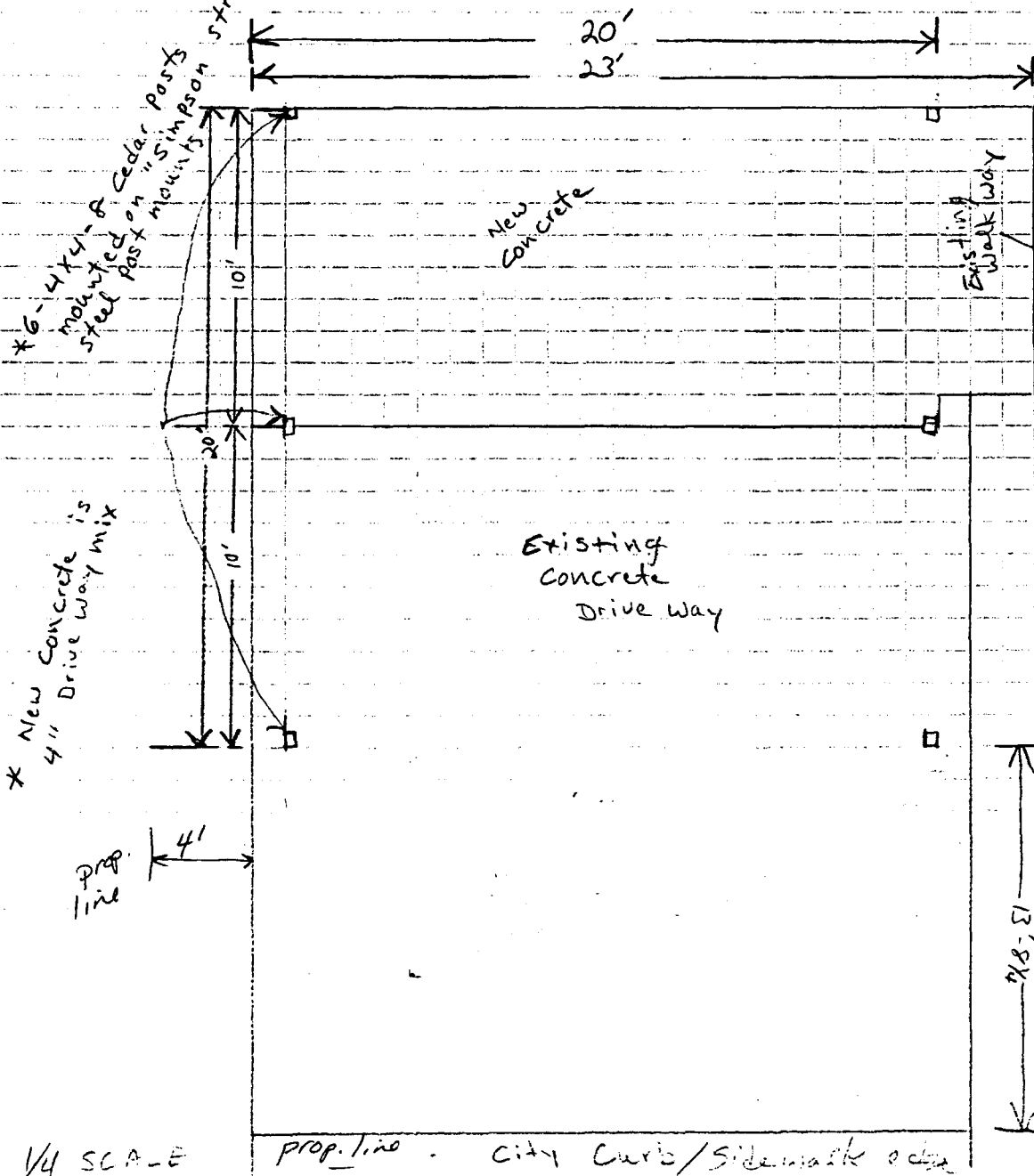


Revised
11/10/09



Mrs. Allen
2844 1/2 Texas Ave
Grand Junction

CAR PORT



Old

1/4 SCALE

ACCEPTED Pat Denlop 10/29/09
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.

ORIGINAL