

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

#5623-10

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 2604 Texas Ave
 Parcel No. 2945-124-08-034
 Subdivision EAST ELM AVENUE HEIGHTS
 Filing ✓ Block 1 Lot 13

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1760 Sq. Ft. Proposed 672
 Sq. Ft. of Lot / Parcel 10,193.04
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2432 23%
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Ronda & Lee Ramsier
 Address 2604 Texas
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Separate garage 24x28

APPLICANT INFORMATION:

Name Ronda & Lee Ramsier
 Address 2604 Texas
 City / State / Zip Grand Junction
 Telephone 970-759-5552

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): site build garage

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 Ronda Ramsier Date 3/15/10

Planning Approval Pat Deenlop Date 3/15/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O NO. <u>garage only</u>
Utility Accounting <u>Pat Deenlop</u>	Date <u>3-15-10</u>		

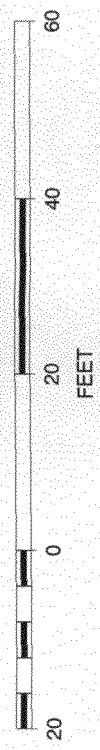
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2604 Texas Ave



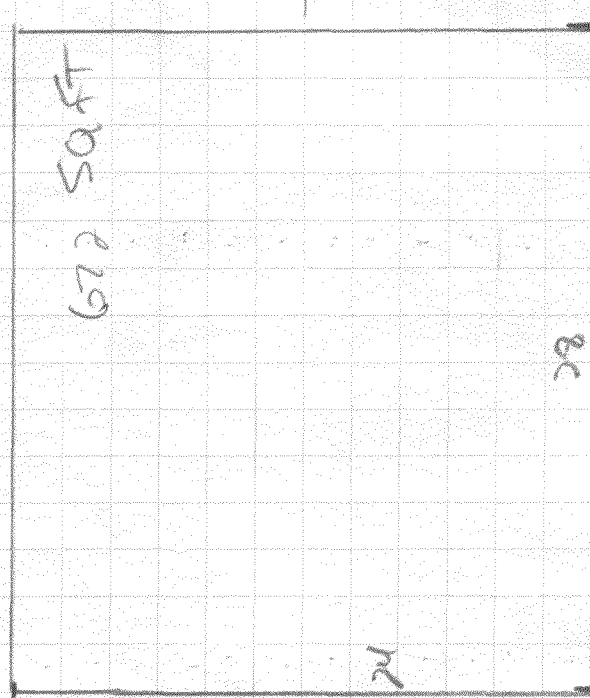
ACCEPTED *Pat Decker 3/15/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 258



2604 Texas

house



14

42 FT

property line

property line

ACCEPTED *let change 3/15/10*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 FACILITIES.

Alley