

FEE \$	10 ⁰⁰
TCP \$	

BLDG PERMIT NO. N/A under 1204

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



9010-4520-01-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>587 Heidel St</u>	TAX SCHEDULE NO. <u>2943-081-38-004</u>
SUBDIVISION <u>Cody</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>10x8 10x8 8054 FT</u>
FILING <u>3</u> BLK <u>3</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Brian Scott Wear</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>587 Heidel St</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-0854</u>	USE OF EXISTING BLDGS <u>home</u>
(2) APPLICANT <u>Scott Wear</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Storage SHed</u>
(2) ADDRESS <u>same</u>	
(2) TELEPHONE <u>same</u>	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR 4.4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS TRACT <u>11</u> TRAFFIC ZONE <u>51</u>

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 <u>Scott Wear</u>	Date <u>04 25 96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>4-25-96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO / W/O No. N/A - No change in S/F use

Utility Accounting <u>Miller Fowler</u>	Date <u>4-25-96</u>
---	---------------------

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

85.06

← irrigation → IRRIGATION PIPE 0 0 0 1 0 0 0 0

irrigation easement
7.5 Feet

irrigation easement

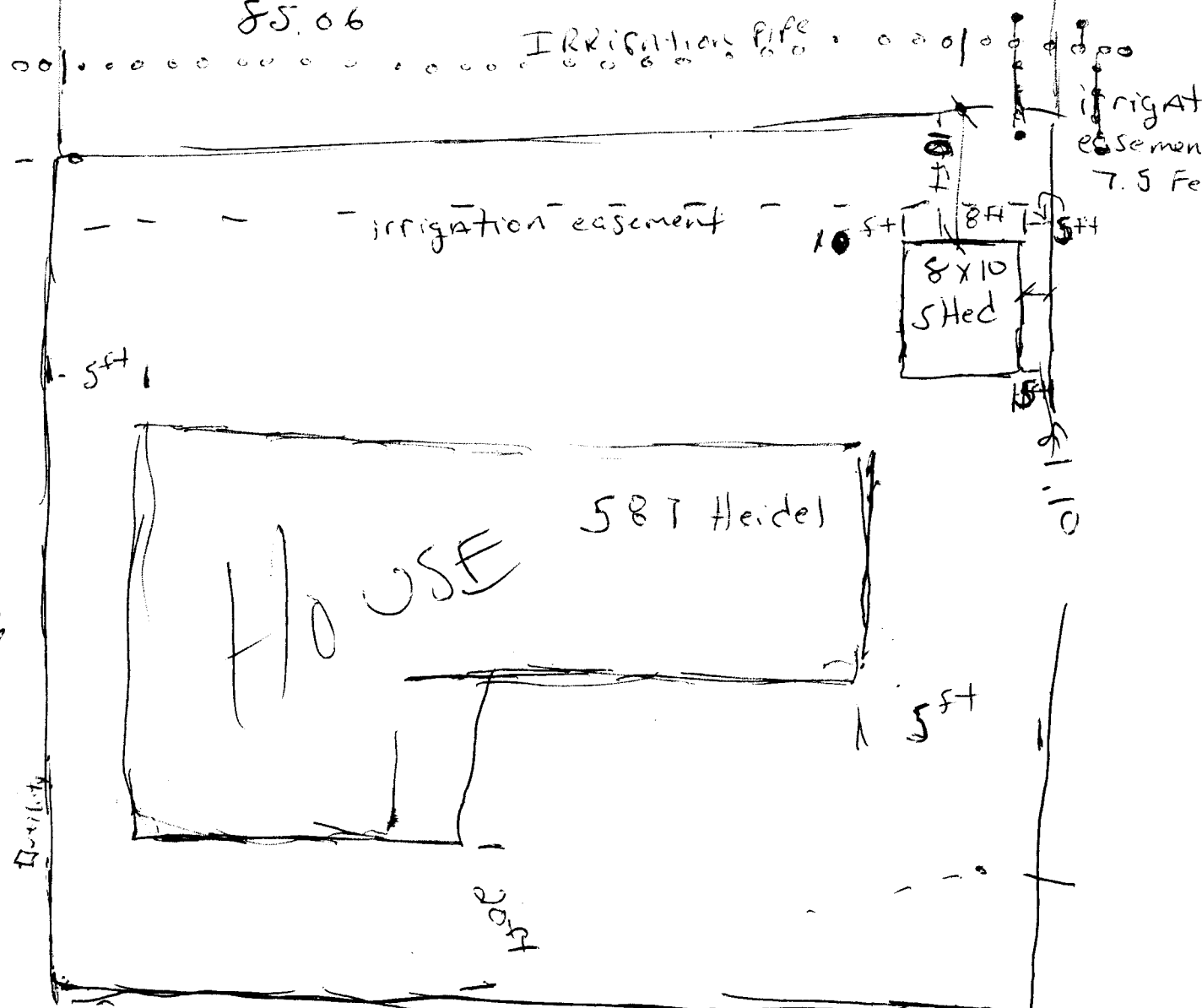
8x10
SHed

587 Heidel

HOUSE

South
Neighbors
4/25/96

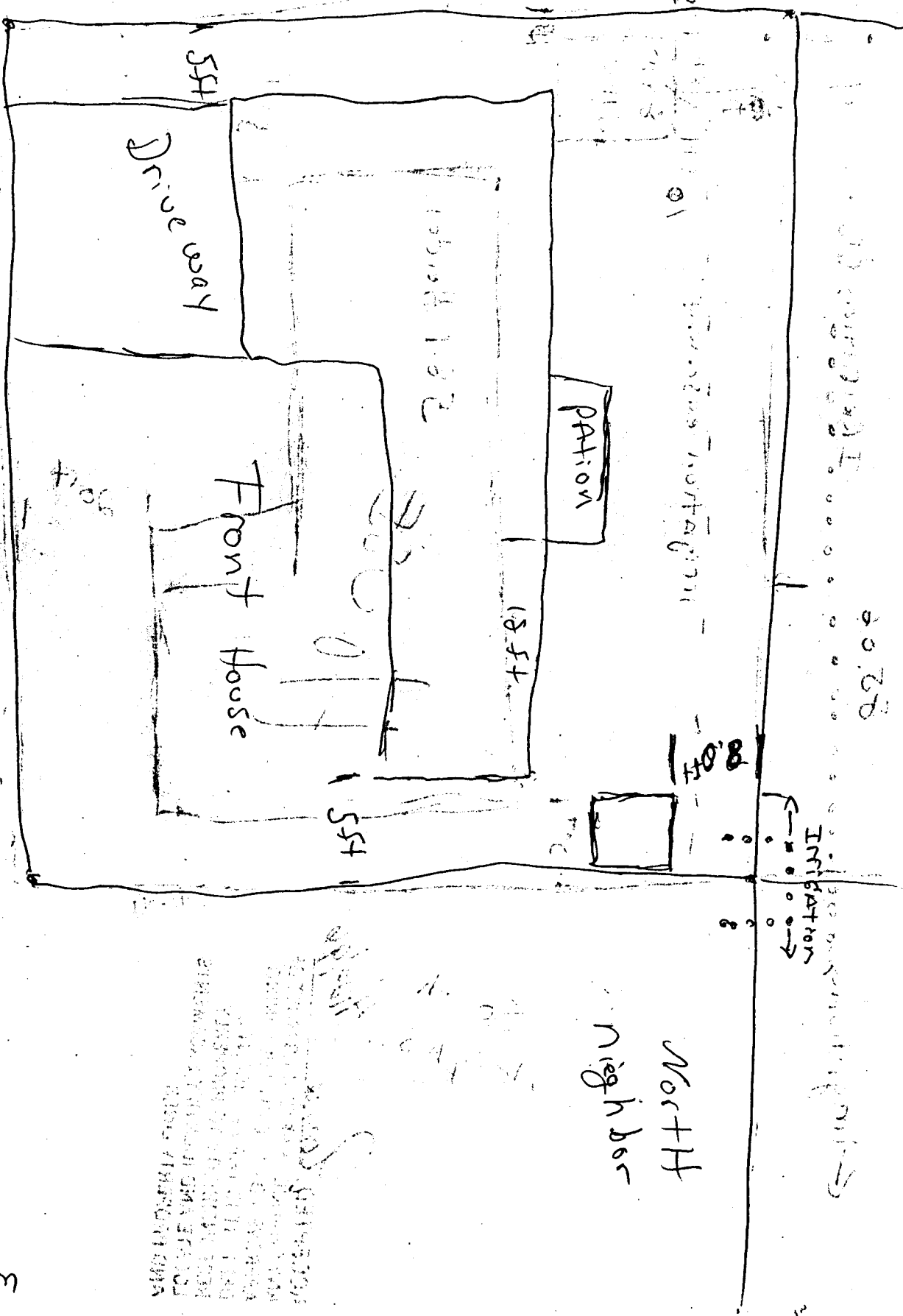
ACCEPTED *Ronnie*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



← 1/4" = 1' →

← Heidel S' →

West Neighbors



55 ft

Driveway

Back Porch

Patio

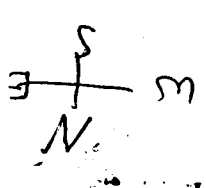
18 ft

Front House

55 ft

North Neighbors

Infiltration



1. The property is bounded by West Neighbors to the left, North Neighbors to the right, and Infiltration to the south.
 2. The driveway is 55 ft wide.
 3. The back porch is 18 ft wide.
 4. The front house is 20 ft wide.
 5. The patio is 18 ft wide.
 6. The garage is 10 ft wide.
 7. The property is 55 ft wide on the bottom and right sides.

← 10 ft