

Planning \$ <u>10 -</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>59721</u>
FILE # <u>—</u>

Single Family **PLANNING CLEARANCE**

~~(site plan review, multi-family development, non-residential development)~~  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 518 28 1/2 Rd TAX SCHEDULE NO. 2943-074-00-089

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 330

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1058

(1) OWNER RANDY McHODGKINS NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 518 28 1/2 Rd NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 970-241-7643 USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT RANDY McHODGKINS DESCRIPTION OF WORK & INTENDED USE: Addition to  
Bedrooms for more living space

(2) ADDRESS 518 28 1/2 Rd

(2) TELEPHONE 970-241-7643

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-16 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front 20' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 20' from PL Special Conditions: carport/roof can NOT connect to existing shed. carport may not be enclosed.

Maximum Height to within 10' of property

Maximum coverage of lot by structures line of property Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ Annx # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Randy McHodgkins Date 3-28-97

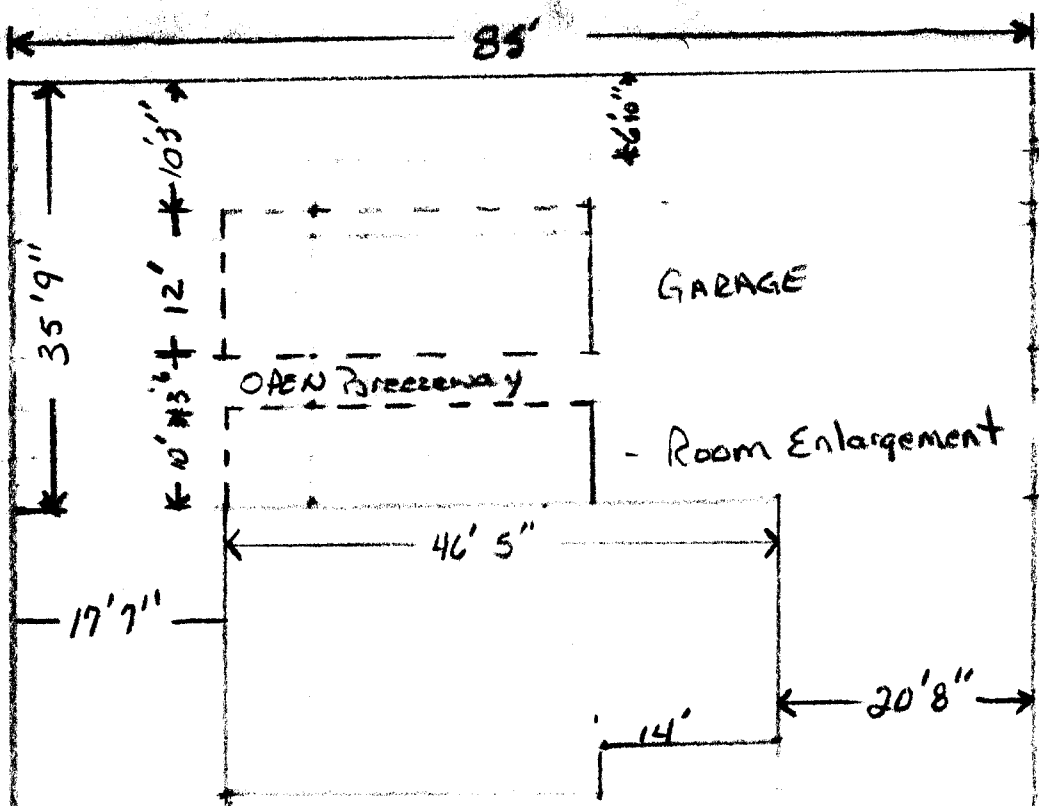
Department Approval Marcia Babidge Date 3-28-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3005-0310-04-5

Utility Accounting [Signature] Date 3-28-97

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)

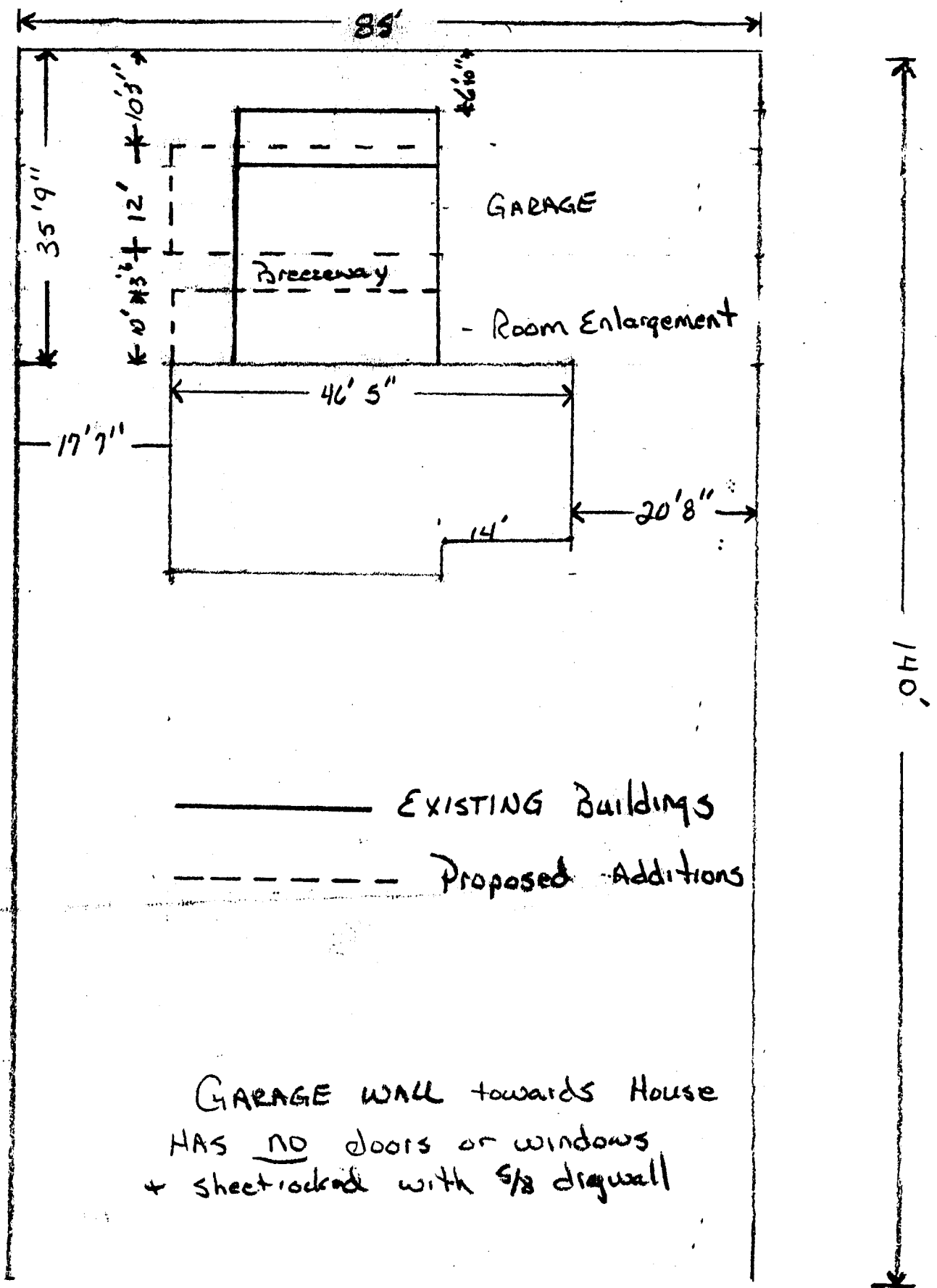


————— EXISTING Buildings  
 - - - - - Proposed Additions

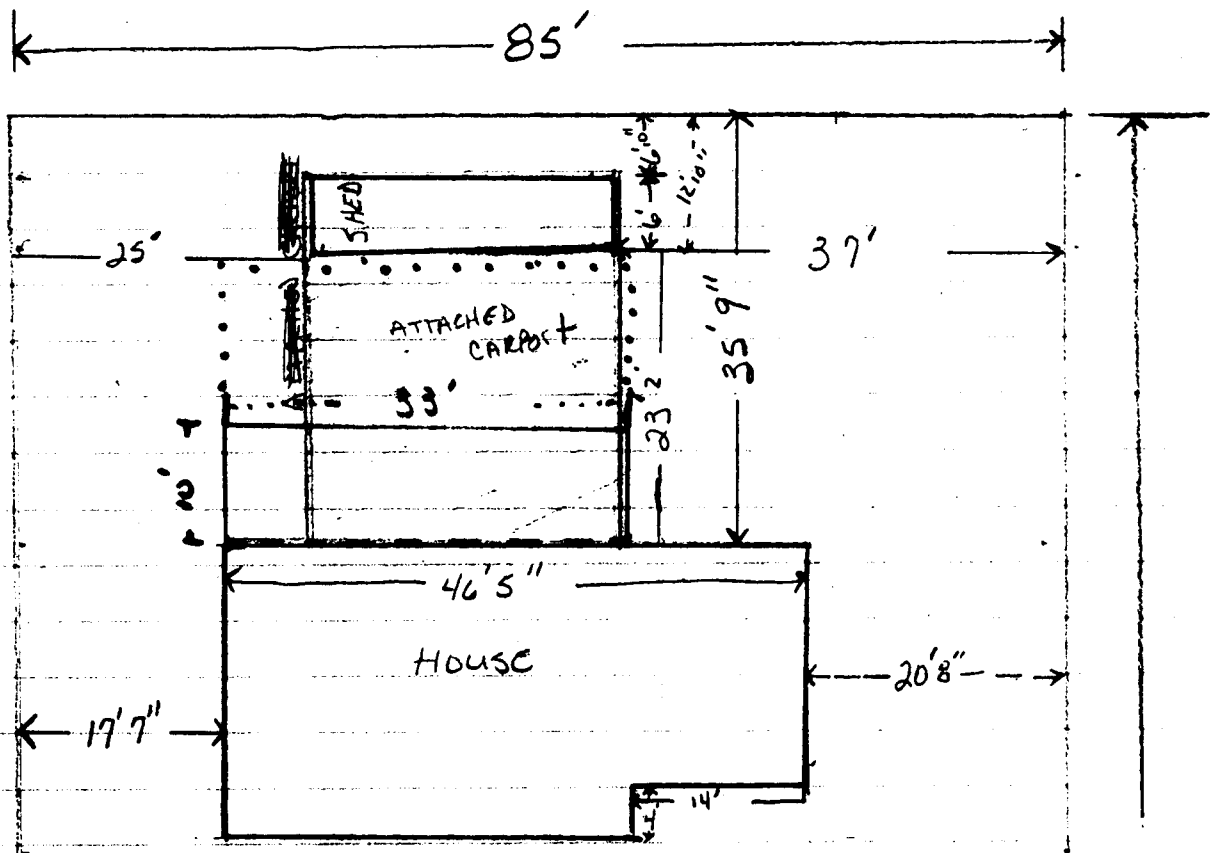
GARAGE WALL towards House  
 HAS NO doors or windows  
 + sheetrocked with 5/8 diquwall

ACCEPTED MR 5-16-97  
 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.

518 28 1/2 Rd.



518 28 1/2 Road

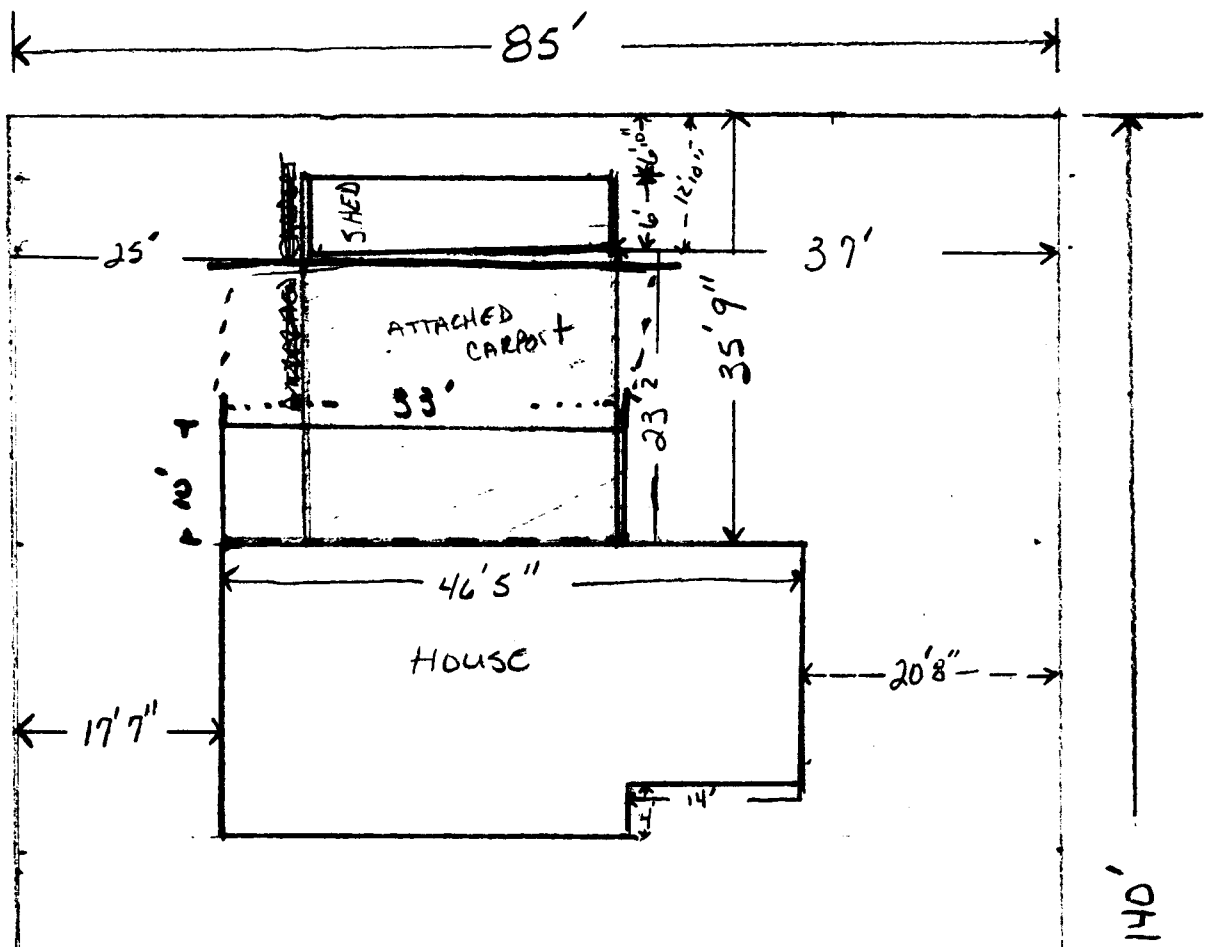


ACCEPTED MD 3-28-97  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

..... New Carport  
 \_\_\_\_\_ ADDITION AREA TO BE Built.

1/8" = 2' measurements are accurate  
 \_\_\_\_\_ EXISTING Buildings on Property  
 ① Current attached carport to be removed  
 ② new house addition / carport can not be attached to shed.  
 518 28 1/2 Rd

140'



..... ~~NEW CARPORT~~  
 \_\_\_\_\_ ADDITION AREA TO BE  
 BUILT.

\_\_\_\_\_ EXISTING BUILDINGS ON PROPERTY

1/8" = 2'  
 measurements  
 are accurate

- ★ ① <sup>attached</sup> Current Carport to be taken down,
  - ② New addition / carport CAN NOT be attached to shed.
- 518 28 1/2 Rd