

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 64110

8698-5371

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

BLDG ADDRESS <u>520 28¹/₄ Rd</u>	TAX SCHEDULE NO. <u>2943-073-00.087</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>720 SQ FT.</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>900⁺</u>
(1) OWNER <u>Dan R. Wiedrich</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>520 28¹/₄ Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-0675</u>	USE OF EXISTING BLDGS <u>sf/shed</u>
(2) APPLICANT <u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>SAME</u>	<u>detached garage</u>
(2) TELEPHONE <u>SAME</u>	

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>50'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions <u>Eave cannot overhang in 3' setback, for garage use only.</u>
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>30'</u> ANNEX# _____

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>Dan R. Wiedrich</u>	Date <u>2-25-98</u>
Department Approval <u>Lathy Valdez per RE</u>	Date <u>2-25-98</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting <u>DDA</u>	Date <u>2/25/98</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)

ACCEPTED KV per RE 2-25-98
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.

