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ORAND VIEW

BLDG PERMIT NO. (Q 4110

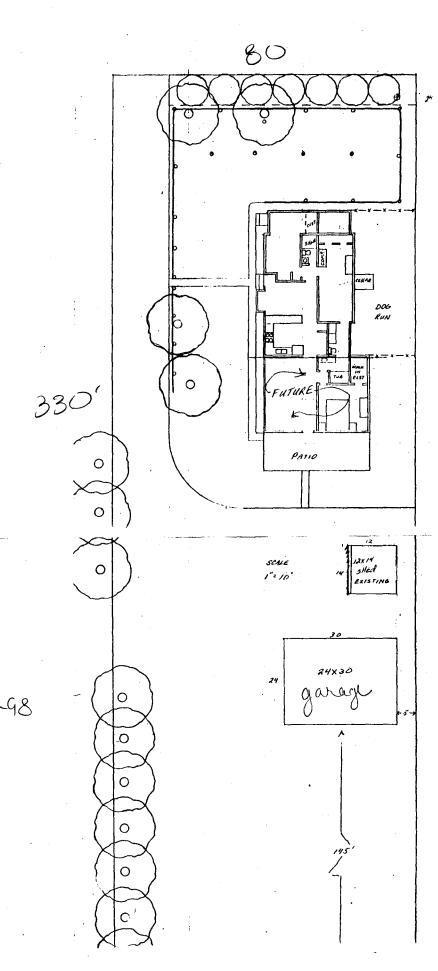
PLANNING CLEARANCE

X

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>520 2814 Rd</u>	TAX SCHEDULE NO. 2943-075-00.08		
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720 SQ F7.		
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)		
(1) OWNER Dan R. Wiedsich	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION		
(1) ADDRESS <u>520 28 4 Rd</u>	NO. OF BLDGS ON PARCEL		
(1) TELEPHONE <u>245-0675</u>	BEFORE: 2 AFTER: 3 THIS CONSTRUCTION		
(2) APPLICANT SAME	USE OF EXISTING BLDGS Of Shed		
(2) ADDRESS <u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE:		
(2) TELEPHONE	detached garage		
REQUIRED: One plot plan, on 8 ½" 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 1931			
ZONE RSF-8	Maximum coverage of lot by structures 45%		
SETBACKS: Front from property line (PL			
or 50 from center of ROW, whichever is greater	Special Conditions Canal		
Side 3' from PL Rear 3' from PL With any in 3' Aut Vack, IV			
Maximum Height 32 /	_ census (TRAFFIC 3() ANNX#		
	CENOUS THAT HE SO ANNAT		
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 Sank Wied	Date 2-25-98		
Department Approval Apolity Valdy Ov (RE) Date 2-25-98			
Additional water and/or sewer tap fee(s) are required: YES NO W/O No			
Utility Accounting 1 Job	Date 2598		
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 LV DE Z 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.