

3364-2092

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 72245



Your Bridge to a Better Community

BLDG ADDRESS 1825 GRAND SQ. FT. OF PROPOSED BLDGS/ADDITION 14'X14'
 TAX SCHEDULE NO. 2945-133-01-010 SQ. FT. OF EXISTING BLDGS 34'-6" X 16'-6"
 SUBDIVISION East Main St. Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 8
 FILING — BLK 01 LOT 010 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER JERRY SCHAAP NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1825 GRAND USE OF EXISTING BUILDINGS House
 (1) TELEPHONE 243 7819 DESCRIPTION OF WORK & INTENDED USE Bedroom
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME Site Built Manufactured Home (UBC)
 (2) TELEPHONE SAME Manufactured Home (HUD)
 Other (please specify) _____

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or 50' from center of ROW, whichever is greater Permanent Foundation Required: YES NO
 Side 5' from PL, Rear 15' from PL Parking Req'mt _____
 Maximum Height 32' feet Special Conditions _____
 CENSUS 8 TRAFFIC 40 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Jerry C. Schaap Date 10-1-99
 Department Approval Ronnie Edwards Date 10-1-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Madheli</u>	Date <u>10/1/99</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)

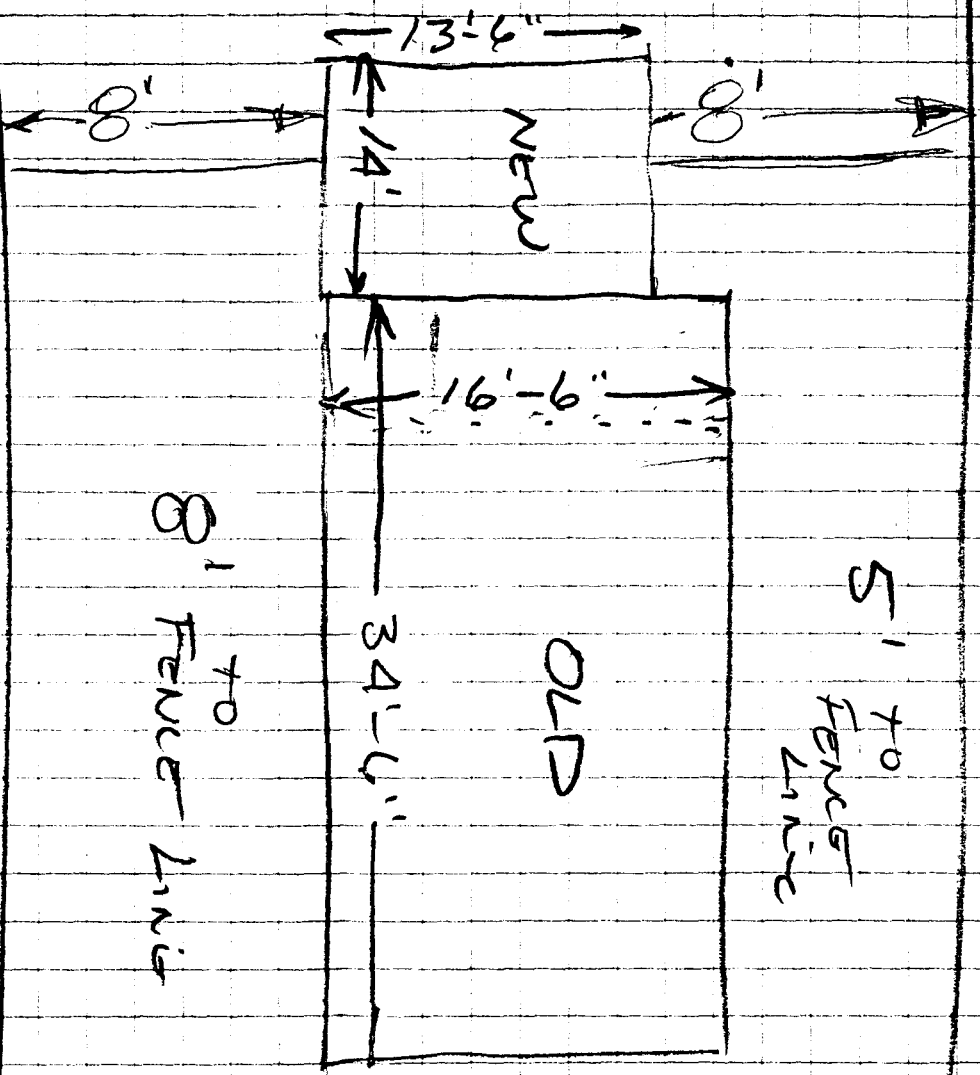
Ronnie

10/1/99

30'
to
FENCE
LINE

LOCAL AND UTILITY EASEMENTS
AND PROPERTY LINES.

1825 Grand Ave



8'
to
FENCE
LINE

5'
to
FENCE
LINE

OLD

NEW

13'-6"

16'-6"

34'-6"

8'

8'



Front
Grand Avenue