

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 75917



ex

Your Bridge to a Better Community

BLDG ADDRESS 729 1/2 24 3/4 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1820

TAX SCHEDULE NO. 2701-334-26-005 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1820

FILING 3 BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Dietrich Schmidt NO. OF BUILDINGS ON PARCEL  
Dave Hibbard Before: 0 After: 1 this Construction

(1) ADDRESS 297 Dakota Dr USE OF EXISTING BUILDINGS —

(1) TELEPHONE 234-5550 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT Dietrich R Schmidt TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 297 Dakota Dr

(2) TELEPHONE (970) 242-7442

**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 PR4.1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 4 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 [Signature] Date 7-7-00

Department Approval [Signature] Date 7-11-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/P No. <u>1323</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/11/00</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)

75'

10' easement rear

*Bonnie* 7/11/00

ACCEPTED  
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.

33.5'

115.30'

7'

61'

7'

56.5'

DRIVE OK  
SH  
7/7/00

25'

Driveway

*RSC*

729 1/2  
Lot 5

24 3/4 Rd  
block 2

North Valley Sub Filling 3