

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77421



Your Bridge to a Better Community

BLDG ADDRESS 308 27 3/8 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 864

TAX SCHEDULE NO. 2945-243-10-014 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION DAVE W. OLSON TOTAL SQ. FT. OF EXISTING & PROPOSED 2264

FILING South 1/2 of Lot 2
 BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) OWNER MARK H. DORNER

(1) ADDRESS 308 27 3/8 Rd.

(1) TELEPHONE 263-8624

USE OF EXISTING BUILDINGS Primary Res.

(2) APPLICANT MARK H. DORNER

DESCRIPTION OF WORK & INTENDED USE NEW GARAGE

(2) ADDRESS 308 27 3/8 Rd.

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE W-242-8863 X 389

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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 5' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 13 TRAFFIC 80 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 Mark H. Dornier Date 10/27/00

Department Approval C. Joyce Wilson Date 10/27/00

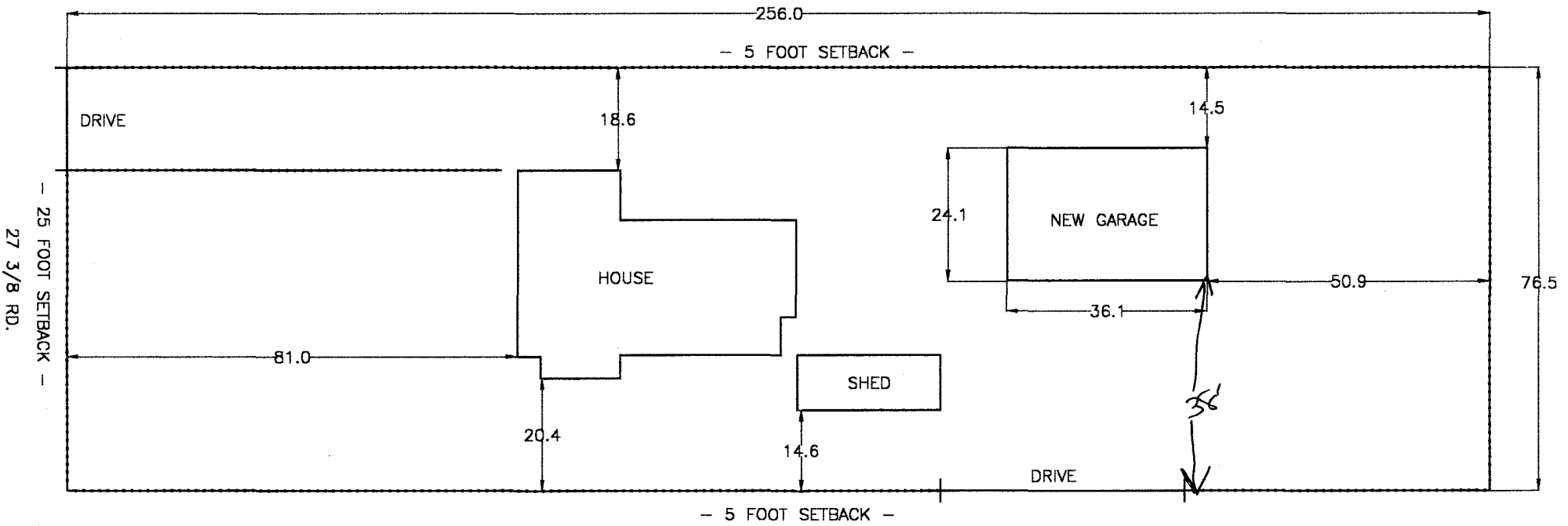
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>John Overholt</u>		Date <u>10-27-00</u>

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)

10/27/00
ACCEPTED *C. Gay Nelson*
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.

NORTH
↑

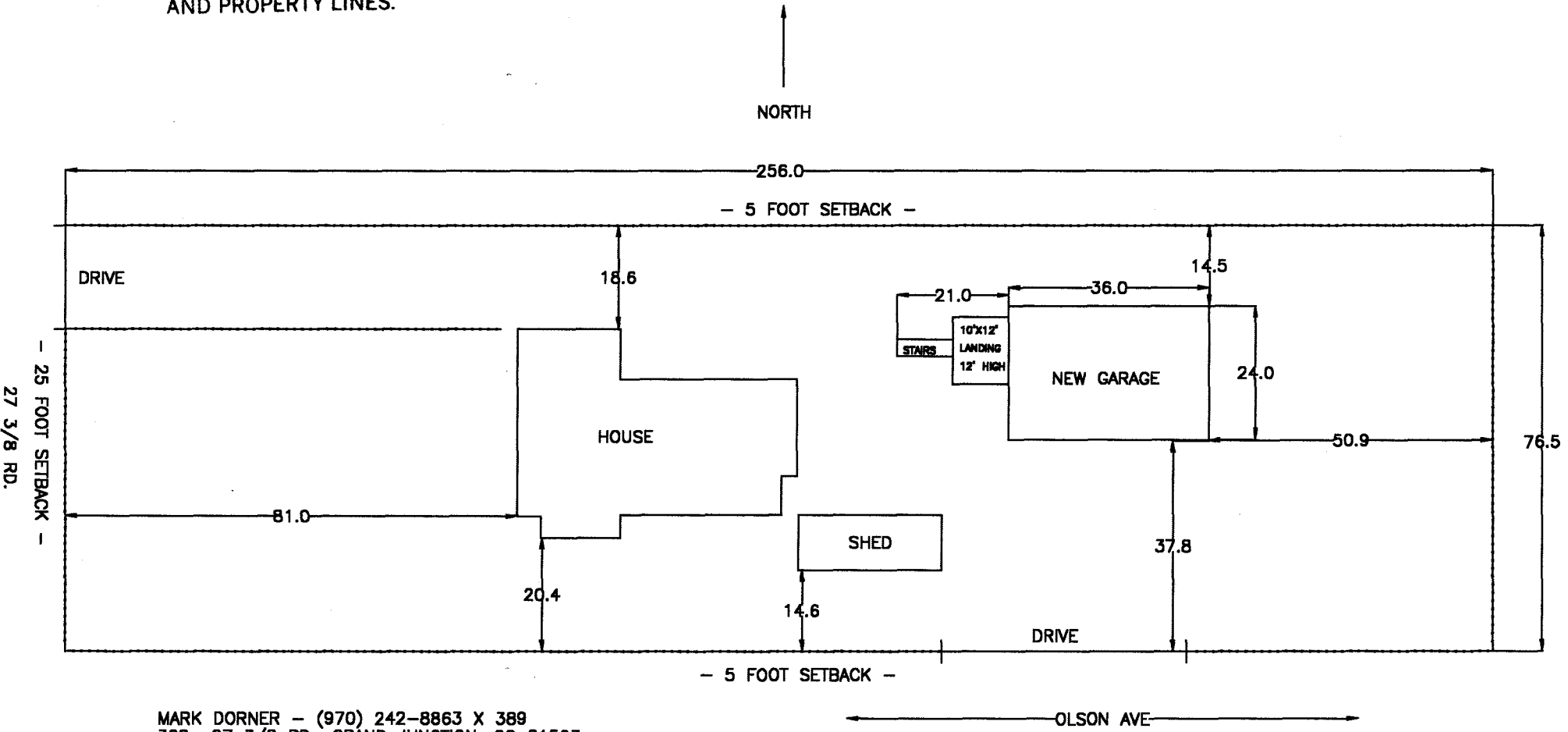


MARK DORNER - (970) 242-8863 X 389
308 27 3/8 RD., GRAND JUNCTION, CO 81503

← OLSON AVE →

revised 1/19/01

ACCEPTED *May Nelson*
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.



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REVISED 1/18/01: CHANGED LANDING AT TOP OF STAIRS