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

BLDG PERMIT NO. 77206



Your Bridge to a Better Community

BLDG ADDRESS 698 29 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 88 #
 TAX SCHEDULE NO. 2943-051-08-102 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED 1688
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Wayne & Anita Ecker NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 698 29 1/2 Rd USE OF EXISTING BUILDINGS Single family residence
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Aspiration to sunroom
 (2) APPLICANT Jim West - Bldg, Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 759 Arizona Dr Ste E _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-4310 _____ 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 RMF-5 Maximum coverage of lot by structures 60%
 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 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 11 TRAFFIC 45 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 Erin Chambers Date 10/12/00
 Department Approval C. Faye Johnson Date 10/12/00

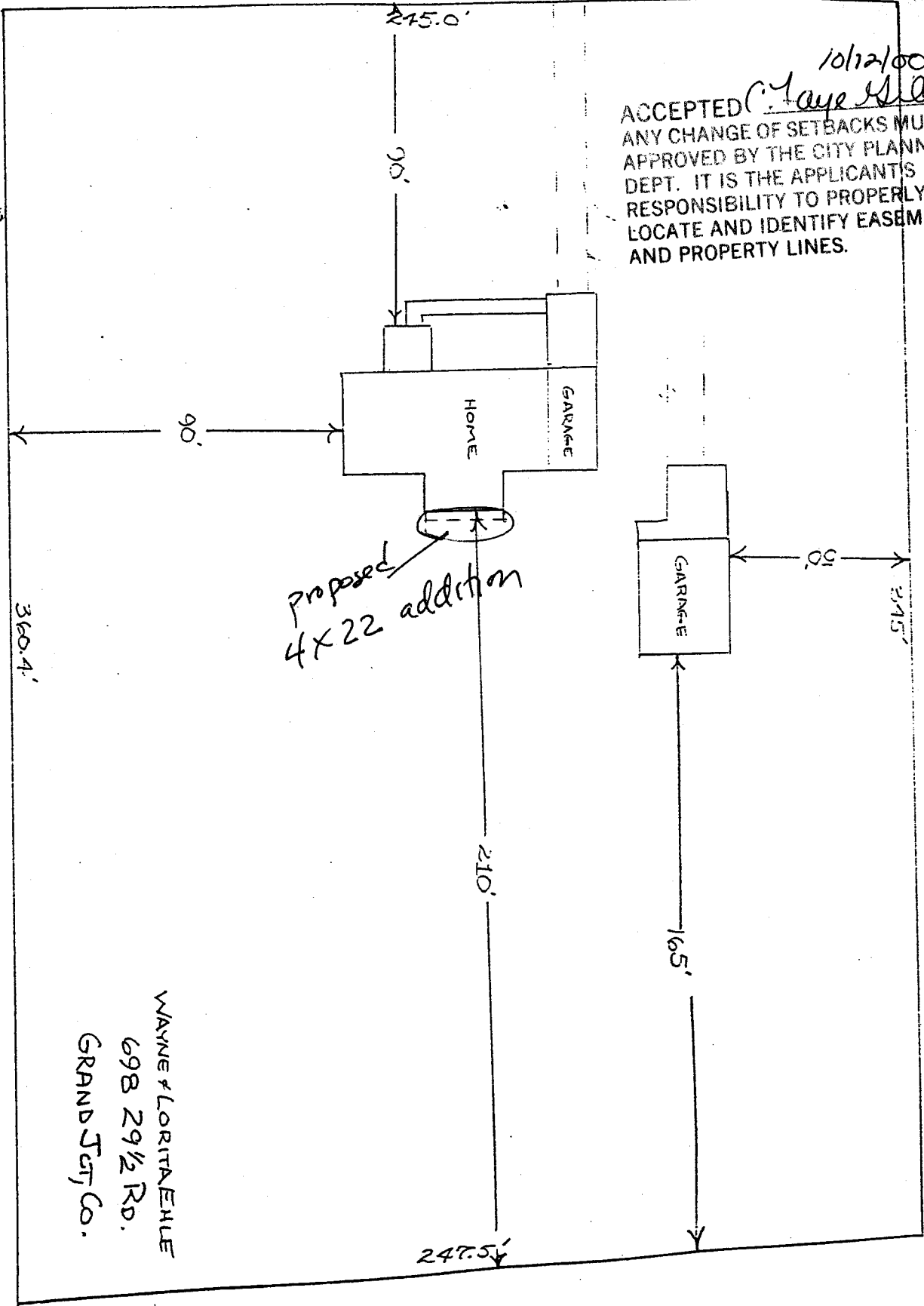
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>no chg in use</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>10/12/00</u>

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)

29 1/2 RD

10/12/00

ACCEPTED *C. Wayne Johnson*
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.



*proposed
4x22 addition*

WAYNE & LORITA EHLE
698 29 1/2 RD.
GRAND JCT Co.

SITE PLAN
SCALE: 1"=40'

