

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 74161



Your Bridge to a Better Community

BLDG ADDRESS 579 29 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1624 / 516
 TAX SCHEDULE NO. 2943-071-18-002 SQ. FT. OF EXISTING BLDGS 720
 SUBDIVISION GRAFF MINOR TOTAL SQ. FT. OF EXISTING & PROPOSED 2860
 FILING // BLK // LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER MARK SCHULTZ/ETTA SICKENBERGER NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 710 OURAY AVE GJ CO USE OF EXISTING BUILDINGS GARAGE/STORAGE
 (1) TELEPHONE 245-9434
 (2) APPLICANT MARK SCHULTZ/ETTA SICKENBERGER DESCRIPTION OF WORK & INTENDED USE CONSTRUCT SINGLE FAMILY RESIDENCE
 (2) ADDRESS 710 OURAY AVE TYPE OF HOME PROPOSED:
 (2) TELEPHONE 245-9434 Site Built Manufactured Home (UBC)
 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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or 45' from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' 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 Etta Sickenberger Date March 6, 2000
 Department Approval Y/She Aragon Date 3/8/00

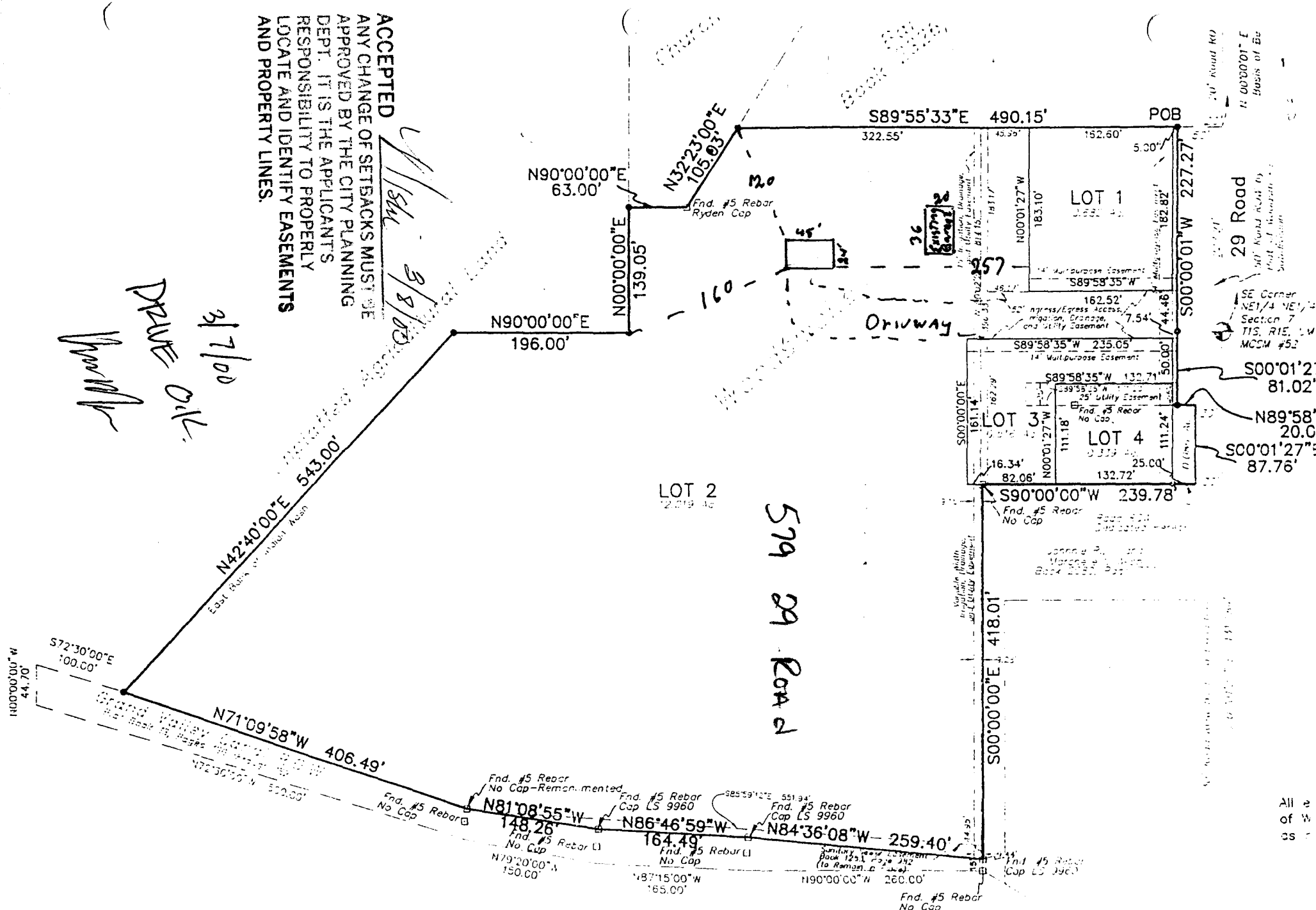
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/ONO <u>18923</u>
Utility Accounting	<u>Deli Overholt</u>		Date <u>3/8/00</u>

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)

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.

DRIVE
3/7/00
OK



CLERK AND RECORDER'S CERTIFICATE

11.00' Road R/W
 11.00'00'01" E
 Basis of Be

29 Road
 SE Corner
 NE1/4 NE1/4
 Section 7
 T1S, R1E, L4W
 MCSM #52

S00°01'27" E
 81.02'
 N89°58' 20.0"
 S00°01'27" E
 87.76'

All of W as

SE Corner
 NE1/4
 Section 7
 T1S, R1E, L4W
 MCSM #49