

FEE \$	10.-
TCP \$	500.-
SIF \$	292.-



BLDG PERMIT NO. 74817

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

48680-28373
 BLDG ADDRESS 677 30 Road TAX SCHEDULE NO. 2943-051-68-003

SUBDIVISION Partners Minor Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,326

FILING BLK _____ LOT #3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER James D & Nancy E Seibert NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3072 Grosbeak Ct GJ 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970 434-6044

(2) APPLICANT James D & Nancy E Seibert USE OF EXISTING BLDGS Small house & Storage at one time. Building is boarded up at present.

(2) ADDRESS 3072 Grosbeak Ct GJ 81504 DESCRIPTION OF WORK AND INTENDED USE: New Construction

(2) TELEPHONE 434-6044 Construction for our living use / our Home

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-R Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 10' from center of ROW, whichever is greater

Side 50' from PL Rear 50' from PL Special Conditions _____

Maximum Height 32' CENSUS 11 TRAFFIC 45 ANNEX# _____

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 James D Seibert Nancy E Seibert Date 4-30-00

Department Approval Melba Wagon Date 5/5/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No: pd to CGKS

Utility Accounting Rottie Vanover Date 5-5-00

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)

Seibert 677 30 Rd

No Scale 434-6044

D = 627.27 Feet

DRIVE OIL
Erosion
4/20/00

North

(Curb & Gutter is on the other side of 30 Road. The East Side.)

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.

1933 Sq feet
Height Approx 27 feet

Ex. S. 19 Garage Building

W = 552.81 Feet

R = 372 Feet

F3 = Irrigation Easement 15 Feet

S = 150 Feet

F1 = Right of Way 30 Road 30 Feet

F2 = 190 Feet

F3 = Irrigation Easement 20 Feet

W = 552.81 Feet

South to North

30 Road

F3 Drainage Easement 50 Feet

S = 252 Feet

SCALE

Seibert 677 30 Rd

D = 627.27