

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 76075



Your Bridge to a Better Community

BLDG ADDRESS 2918 E 7/8 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2943-082-005053 SQ. FT. OF EXISTING BLDGS 4500 sq + 600 sq access unit

SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

(1) OWNER Bruce S. Fini NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 2918 E 7/8 Rd. USE OF EXISTING BUILDINGS None

(1) TELEPHONE 970-257-9275 DESCRIPTION OF WORK & INTENDED USE interior remodel - accessory unit.

(2) APPLICANT — TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (HUD)
 Manufactured Home (HUD)
 Other (please specify) —

(2) ADDRESS same MAY 02 2000

(2) TELEPHONE —

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-4 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 7' from PL, Rear 25' from PL Parking Req'mt existing - all interior

Maximum Height 35' Special Conditions accessory use/structure Section 4.1 (new code)

CENSUS 6 TRAFFIC 51 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 Bruce S. Fini Date 5-2-00

Department Approval Ronnie Edwards L.B. Date 5-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13073</u>
Utility Accounting	<u>Li Beusley</u>	Date	<u>5/2/00</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)



Front-South side
Picture (A)



East Side
Picture (D)

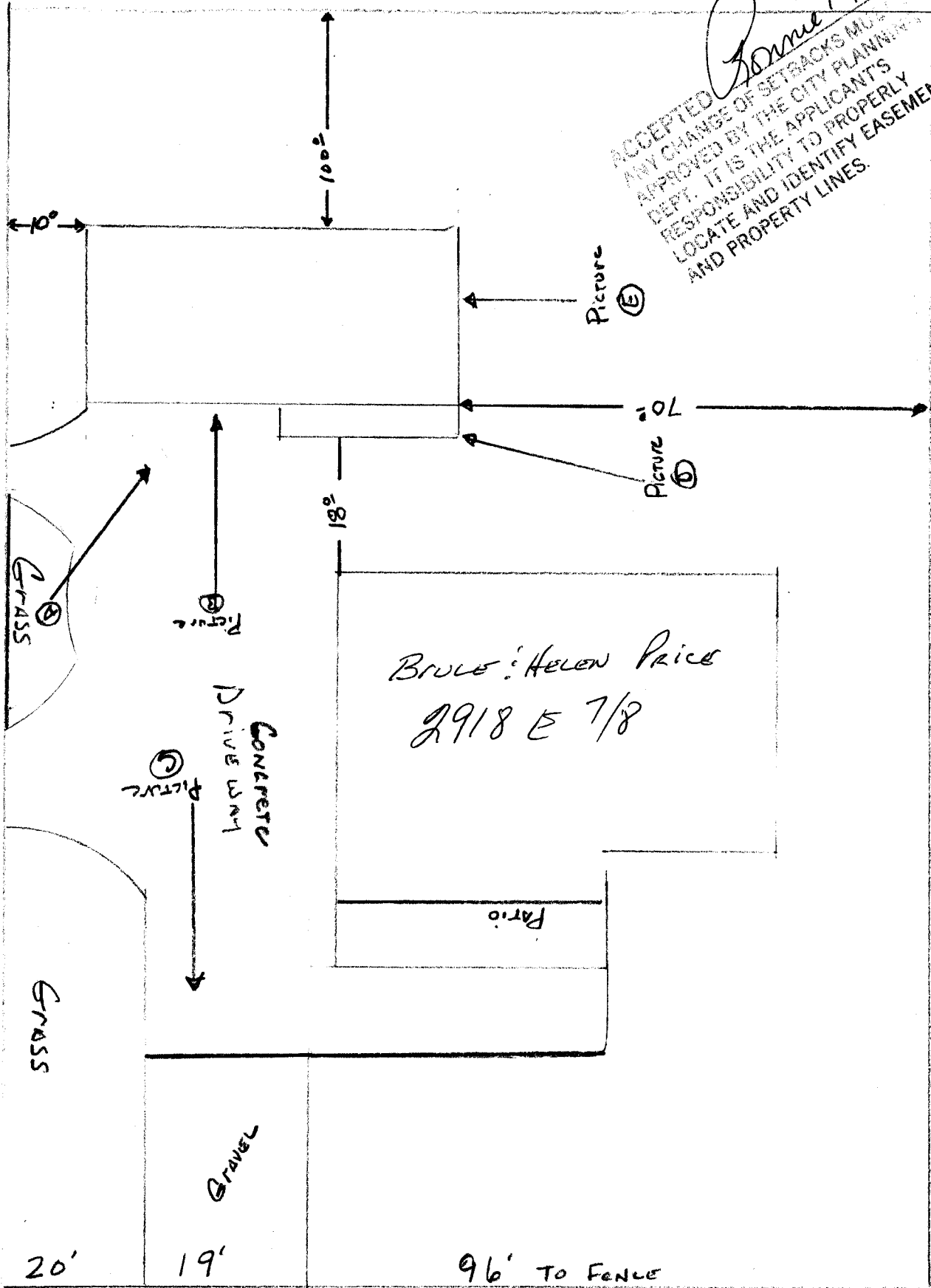


East side
Picture (E)

N ↑

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.

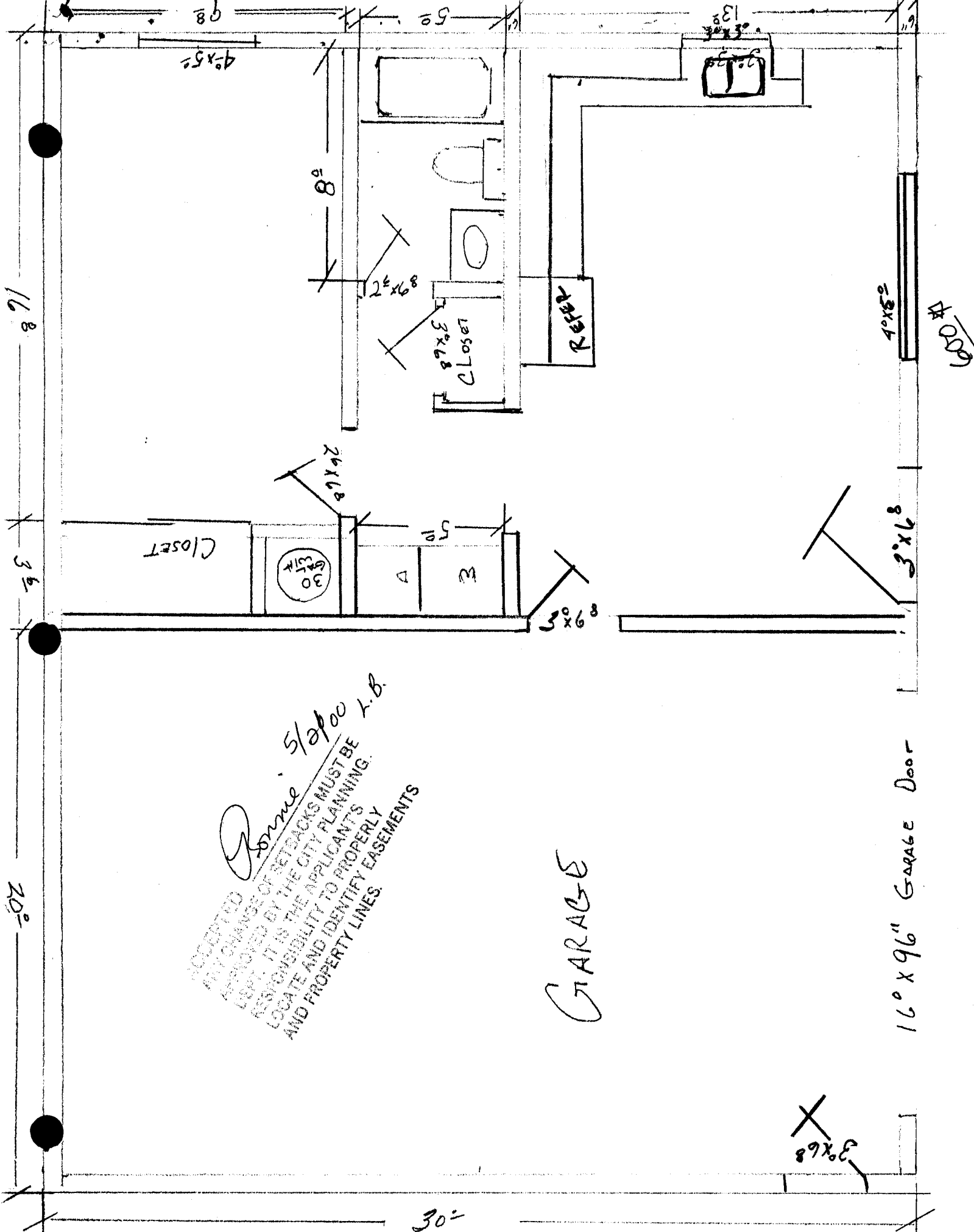
Boone - 5/2/00 L.B.



BRUCE: HELEN PRICE
2918 E 7/8

2917 8 1/8 E 7/8 LAWE

↓ S



ACCEPTED
 ANY CHANGE OF RETRACKS MUST BE
 APPROVED BY THE CITY PLANNING.
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

June 5/2000
 Y.B.

GARAGE

16'0" x 96" Garage Door

16'8"

3'6"

20'

30'

Closet

Closet

REFER

30

8'0"

2'6" x 6"

2'6" x 6"

5'0"

3'0" x 6"

3'0" x 6"

4'0" x 8"

16'0" x 96"

3'0" x 6"

4'0" x 5'0"

