

FEE \$ <u>#10⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 80384



Your Bridge to a Better Community

BLDG ADDRESS 7818 N. 20th ST SQ. FT. OF PROPOSED BLDGS/ADDITION 224

TAX SCHEDULE NO. 2945-124-04-008 SQ. FT. OF EXISTING BLDGS 1

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

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER ALLEY GUBERSHSTEIN Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 1818 N. 20th ST Before: 1 After: 1 this Construction

(1) TELEPHONE _____ USE OF EXISTING BUILDINGS RESIDENCE

(2) APPLICANT DURA SYSTEMS INC DESCRIPTION OF WORK & INTENDED USE 14'x16' Solarium

(2) ADDRESS 902 HWY 50 TYPE OF HOME PROPOSED:

(2) TELEPHONE 245-6894 _____ 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 FNF-8

Maximum coverage of lot by structures .45 FAR

SETBACKS: Front 20/25 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 5/3 from PL, Rear 10/5 from PL

Parking Req'mt NO

Maximum Height 35

Special Conditions SOLARIUM ONLY

CENSUS 6 TRAFFIC 31 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).

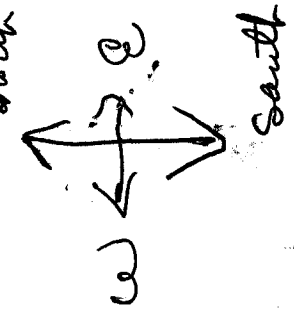
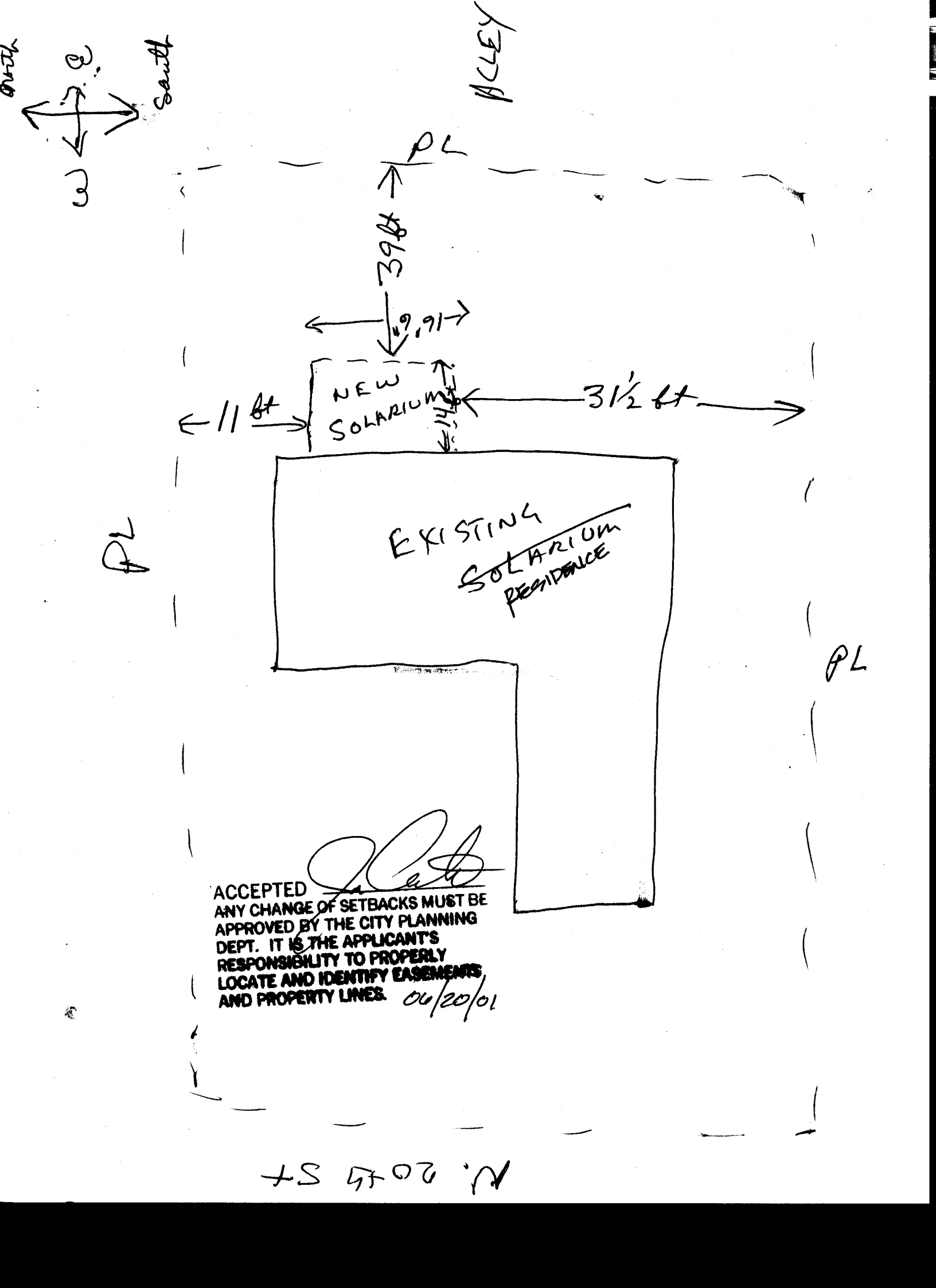
Applicant Signature William Tiefenbrach Date 6/20/01

Department Approval [Signature] Date 06/20/01

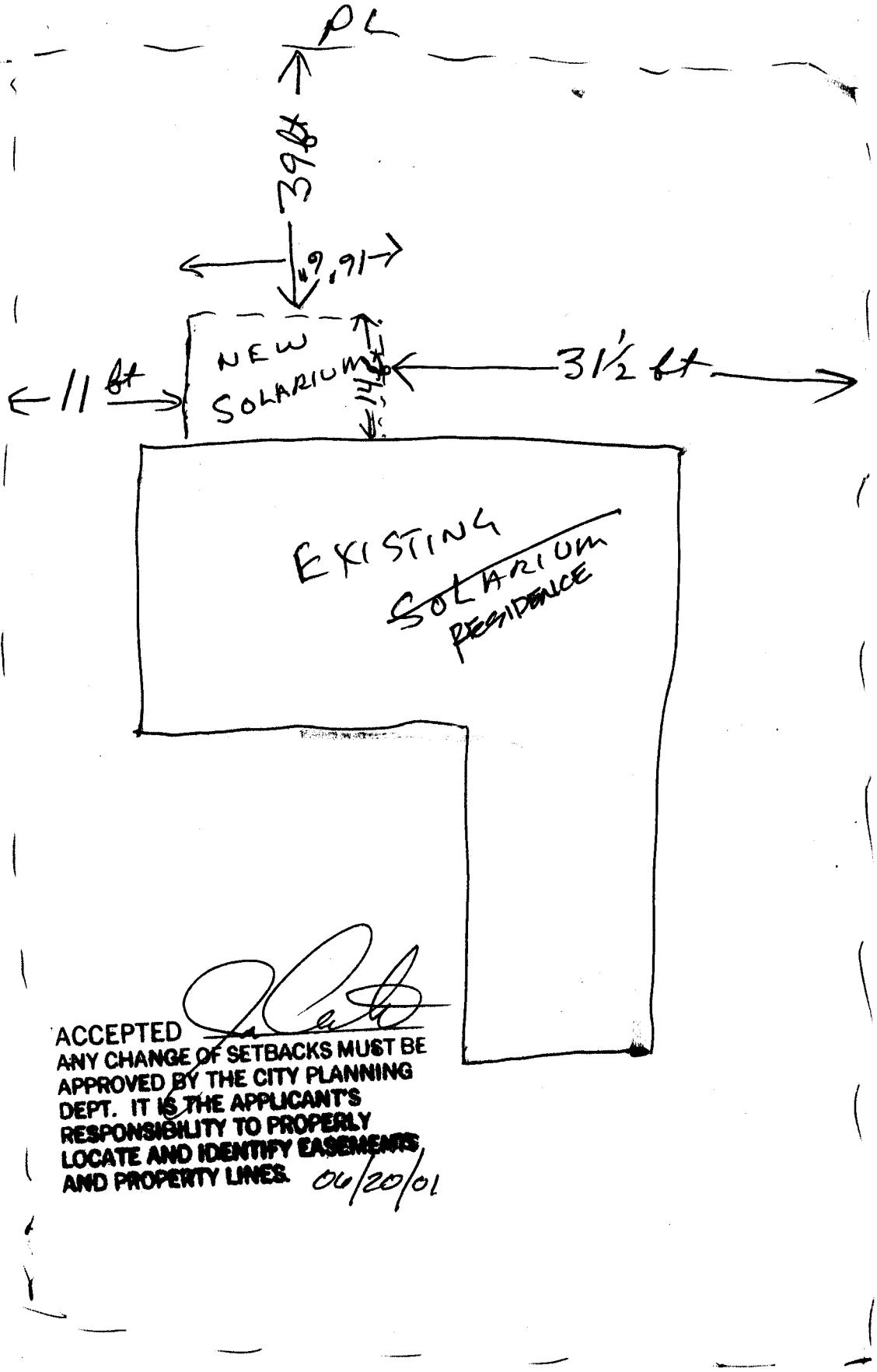
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Helt</u>	Date	<u>6/20/01</u>

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)



ACLEY



[Signature]
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. 06/20/01

N. 20th ST