

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 81384



Your Bridge to a Better Community

BLDG ADDRESS 508 22 1/4 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1176

TAX SCHEDULE NO. 9945-073-00-015 SQ. FT. OF EXISTING BLDGS 2500

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

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

(1) OWNER Ken & Barb Krause NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 508 22 1/4 Rd. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 243-1101 DESCRIPTION OF WORK & INTENDED USE New Garage

(2) APPLICANT Jim Mullis TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2208 Mudgett

(2) TELEPHONE 243-5184

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 30%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 1402 TRAFFIC 65 ANNX# _____

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 Jim Mullis Date _____

Department Approval C. Faye Johnson Date 9/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No charge
Utility Accounting	<u>Mullis</u>	Date	<u>9/14/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

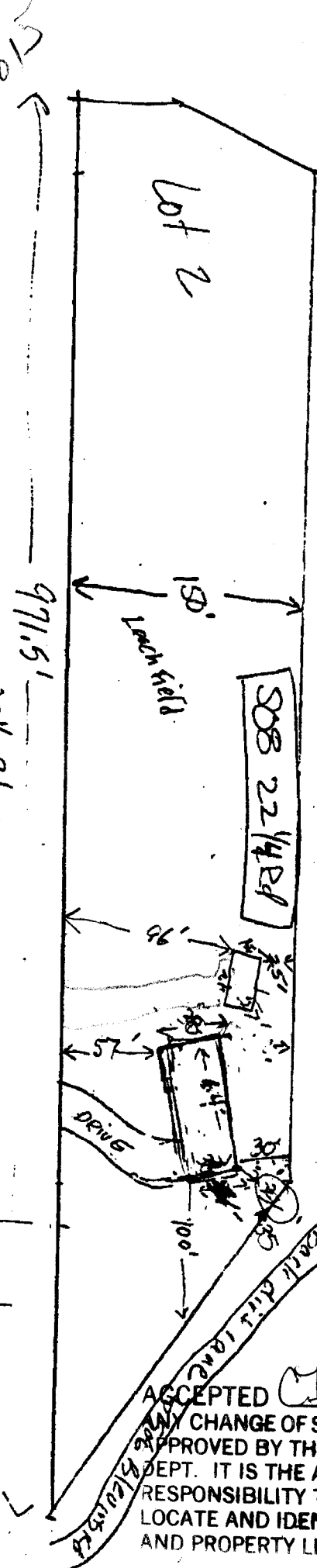
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

29-15-03-00-015

Mudget Ave

Dixon Ave

1 inch = 100'



ADD EASEMENTS AND SETBACKS TO THE PLAN. SHOW THE DIST. FROM DIXON AVE TO THE PROP. DRIVE. PROVIDE DOCUMENTATION SHOWING APPROVAL OF BLDG PLANS BY THE FIRE DEPT. (SEE ATT.)

KENT MARSH 244/1451

Blains Rd.

Revised
871-9941
Krause
6/22/95

Krause Subdivision

SHOW EASEMENTS AND PROPERTY LINES.



9/19/01
ACCEPTED Claye Wilson
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.

6/22/95
DRIVE O.K.
Krause

29-15-03-00-015