

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80667

AC



Your Bridge to a Better Community

8698-5371

BLDG ADDRESS 520 28¹/₄ Rd G.J. Co. SQ. FT. OF PROPOSED BLDGS/ADDITION 28X76

TAX SCHEDULE NO. 2943-073-00-0857 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2128[#]

FILING _____ BLK _____ LOT _____

(1) OWNER DAN LORI WIEDRICH

(1) ADDRESS 520 28¹/₄ Rd G.J. Co.

(1) TELEPHONE 970-245-0675

(2) APPLICANT SAME

(2) ADDRESS SAME

(2) TELEPHONE SAME

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction

USE OF EXISTING BUILDINGS Replacing Home

DESCRIPTION OF WORK & INTENDED USE _____

TYPE OF HOME PROPOSED:
 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 RMF-8

Maximum coverage of lot by structures 70%

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

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 0 TRAFFIC 30 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 Dan L. Wiedrich

Date 7/11/01

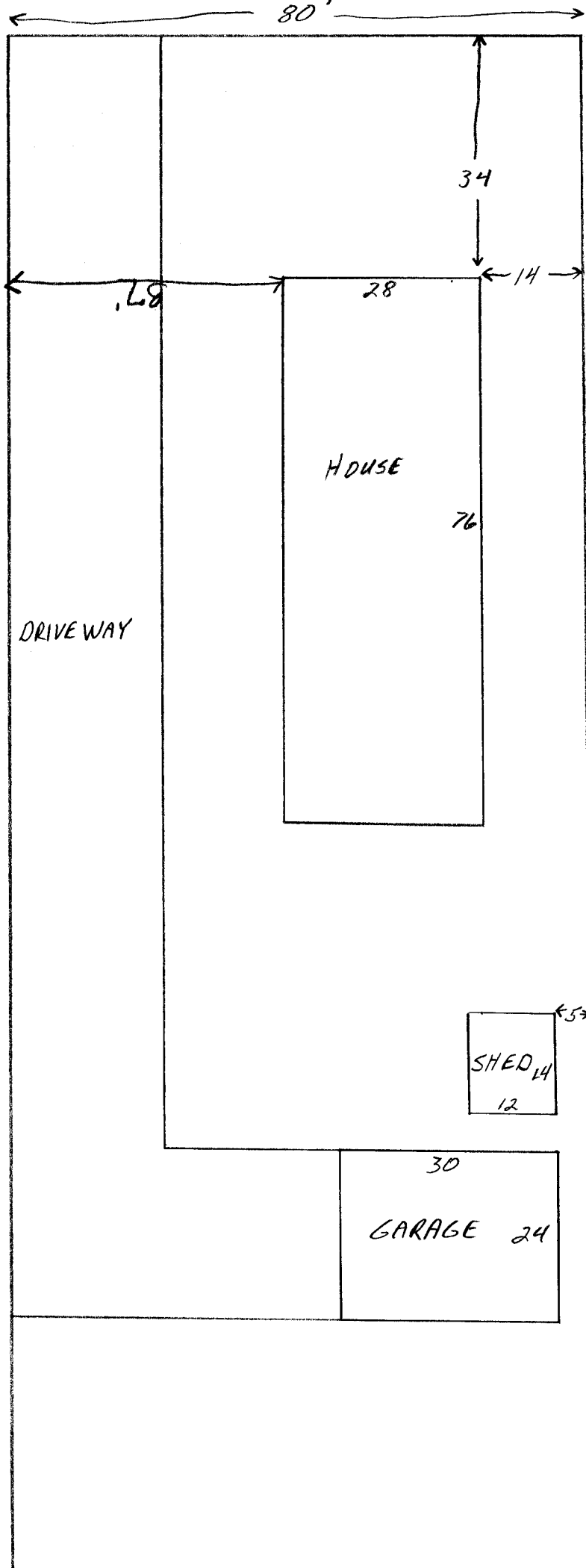
Department Approval Alisa Aragon

Date 7/11/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge in use demolished</u>
Utility Accounting	<u>Marshall Cole</u>	Date <u>7/11/01</u>	<u>+ replacing garage</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)



1" = 20'

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Michael Wagner
 7/11/07