File # MSP-2000-226

Application

FEE $	
TCP $	500
SIF $	0

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

Your Bridge to a Better Community

BLDG PERMIT NO. 78547

BLDG ADDRESS __829 West Main St.__

TAX SCHEDULE NO. __2945-154-18-010__

SUBDIVISION __Grand River Sub.__

FILING __-__ BLK __1__ LOT __14__

(1) OWNER __Russell & Norma Schuckman__

(1) ADDRESS __829 West Main St.__
__Grand Jct CO 81505__

(1) TELEPHONE __970-245-4737__

(2) APPLICANT __Same__

(2) ADDRESS __Same__

(2) TELEPHONE __Same__

SQ. FT. OF PROPOSED BLDGS/ADDITION __980__

SQ. FT. OF EXISTING BLDGS __1993__

TOTAL SQ. FT. OF EXISTING & PROPOSED __2973__

NO. OF DWELLING UNITS:
Before: __1__ After: __2__ this Construction
NO. OF BUILDINGS ON PARCEL
Before: __3__ After: __4__ this Construction

USE OF EXISTING BUILDINGS __Residential__

DESCRIPTION OF WORK & INTENDED USE __Same__

TYPE OF HOME PROPOSED:
____ Site Built   _____ Manufactured Home (UBC)
__✓__ Manufactured Home (HUD)
____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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__

SETBACKS: Front __20__ from property line (PL)
or ____ from center of ROW, whichever is greater

Side __5__ from PL, Rear __±10__ from PL

Maximum Height __35__

Maximum coverage of lot by structures __45%__

Permanent Foundation Required: YES __X__ NO ____

Parking Req'mt __N/A__

Special Conditions __FLOOD PROOF MANUFACTURED HOME__

CENSUS __9__ TRAFFIC __100__ 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 __Russell Schuckman__   Date __11-16-00__
Norma Schuckman

Department Approval _____   Date __01/16/00__

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 13605
Utility Accounting		Date 11/17/00	

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

EXISTING POWER POLES

Lawn Garden Area ↑ 15 ft
←— 90 feet B to W —→ (Proposed Unit to City fence)

| 70 x 14 | 1978 Mobile Home

Proposed Additional Unit

10'

PROPOSED POWER LINE
PROPOSED SEWER LINE

Proposed Gravel Parking

Storage Shed

← 10 →

W to S 39 feet Barn to City fence line

N

AREA FOR
PROPOSED
ADDITIONAL
UNIT

UNPAVED ALLEY

18" Alley Water Barn

Existing

Gravel

Driveway

20'

Garage —
(Barn)

22 x 25

PROPOSED WATER LINE

EXISTING WATER LINE

ICE

Milk House
16½ x 14½

EXISTING
SEWER
LINE

Back Porch

ELECTRIC
GAS
WATER
SEWER

LEGAL DESCRIPTION
90 x 165

BEG NE COR LOT 14 BLK 1
GRAND RIVER SUB
W 90 FT S 165 FT E 90 FT
N 165 FT TO BEG

Main
House

53' x 23'

EXISTING SEWER LINE

EXISTING POWER LINE

EXISTING
WATER
LINE

EXISTING
ELECTRIC METER

EXISTING
GAS METER

EXISTING GAS LINE

Enclosed Porch

CEMENT SIDE WALK

5'

9' Easement

EXISTING
WATER METER

899 WEST MAIN STREET