

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84194



Your Bridge to a Better Community

BLDG ADDRESS 477 1/2 28 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 360

TAX SCHEDULE NO. 2943-182-01-012 SQ. FT. OF EXISTING BLDGS 1320

SUBDIVISION Dorris TOTAL SQ. FT. OF EXISTING & PROPOSED 1680

FILING \_\_\_\_\_ BLK 1 LOT 12

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

NO. OF BUILDINGS ON PARCEL:  
 Before: 1 After: 1 this Construction

(1) OWNER Andrew Kim Sword

(1) ADDRESS 477 1/2 28 1/2 Rd. Grand Jct. USE OF EXISTING BUILDINGS Storage

(1) TELEPHONE (970) 256-9895

(2) APPLICANT Andrew Kim Sword DESCRIPTION OF WORK & INTENDED USE Addition to house for living space / 3 concrete pads for storage sheds,

(2) ADDRESS 477 1/2 28 1/2 Rd Grand Jct. TYPE OF HOME PROPOSED: 1 Pad For Patio Area.

(2) TELEPHONE (970) 256-9895

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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 Andrew Kim Sword Date 4-22-02

Department Approval Pat Bushman Date 4-22-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>concrete pad require use</u>
Utility Accounting <u>Dottie Anderson</u>		Date <u>4-22-02</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

28 1/2 ROAD

Property Line

3-22-02 Daylan Henderson  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PARKING

NEW  
19'x16'x4"  
COVERED PATIO  
10'x20'  
CAR PORT

12x3

24'x 53 1/2'  
House

8'x8'  
shed

To be Removed

Add ON  
30'x12'  
Enclosed Porch

Footer

Base for 8'x12' movable shed

CONCRETE SLAB  
12'x18'x4"

BASE FOR  
12'x12'  
Sheds  
(movable)

CONCRETE SLAB  
12'x15'x4"

CONCRETE SLAB  
12'x15'x4"

16 1/2'

20'

24'

10'

36 1/2'

105'

Property Line

Property Line

73 1/2' ← utility easement →

Proposed New

28 1/2 ROAD →

FRONT

Property Line ↓

10' x 10' shed

PARKING

10' x 20' CAR PORT

12' x 3'

24' x 53 1/2' House

8' x 8' shed

10' x 21' PATIO (covered)

16 1/2'

80'

24'

10'

Property Line ↑ 36 1/2'

105'

Property Line ↑

73 1/2' utility easement →

(EXISTING)