

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

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

BLDG PERMIT NO. 85024



Your Bridge to a Better Community

BLDG ADDRESS 827 Colorado Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 576 SQ FT.
 TAX SCHEDULE NO. 2945-144-28-004 SQ. FT. OF EXISTING BLDGS 750 SQ FT.
 SUBDIVISION CITY (ORIGINAL PLATT) TOTAL SQ. FT. OF EXISTING & PROPOSED 1326 SQ. FT.
 FILING _____ BLK 129 LOT 6 1/2 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER DENNIS J. HABERKORN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 877 25 ROAD USE OF EXISTING BUILDINGS DWELLING
 (1) TELEPHONE 242-1654 / 250-0445 DESCRIPTION OF WORK & INTENDED USE GARAGE
 (2) APPLICANT DENNIS J. HABERKORN TYPE OF HOME PROPOSED:
 (2) ADDRESS 877 25 ROAD Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 242-1654 / 250-0445 _____ 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 RD Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' 5' from PL, Rear 10' 5' 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 Dennis J. Haberkorn Date 7/29/02
 Department Approval Pat Bachman Date 7-29-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date	<u>7/29/02</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)

COLORADO AVENUE

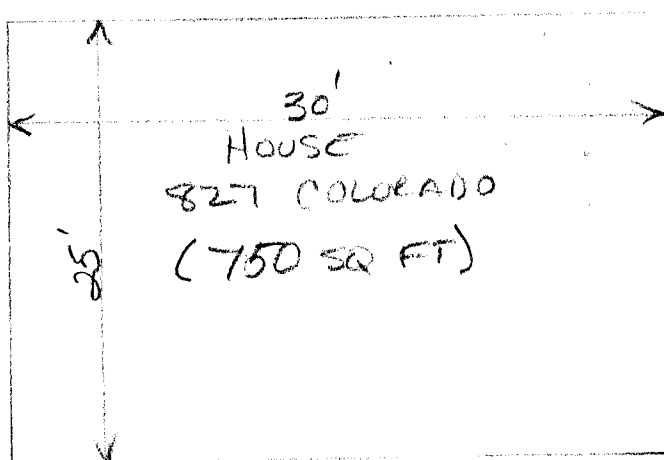
NORTH ↑

HABERKORN

827 COLORADO

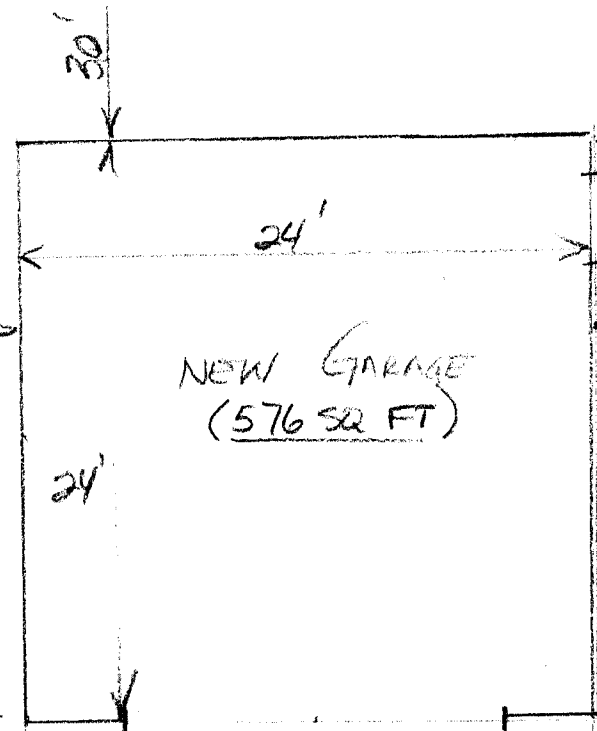
GRAND JUNCTION, CO

242-1654 or 250-0445



Property Line

Property Line



5'

10'

5'

APRON

7-29-02

ACCEPTED *Pat Bushman*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

GARAGE SITE LOCATION

ALLEY