

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



BLDG PERMIT NO.	N/A
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## PLANNING CLEARANCE

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

14140-8867

BLDG ADDRESS <u>2554 1/2 F Road</u>	TAX SCHEDULE NO. <u>2945-034-08-008</u>
SUBDIVISION <u>Dewey Sub</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>60 sq'</u>
FILING BLK <u>1</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) <u>1733 sq'</u>
(1) OWNER <u>Ken Haining</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2554 1/2 F Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-2704</u>	USE OF EXISTING BLDGS <u>residence</u>
(2) APPLICANT <u>Hilgenfeld Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>683 25 Road</u>	
(2) TELEPHONE <u>243-4048</u>	<u>Interior remodel, adding 60 sq'</u>

**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 <u>RMF-24</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height _____	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).

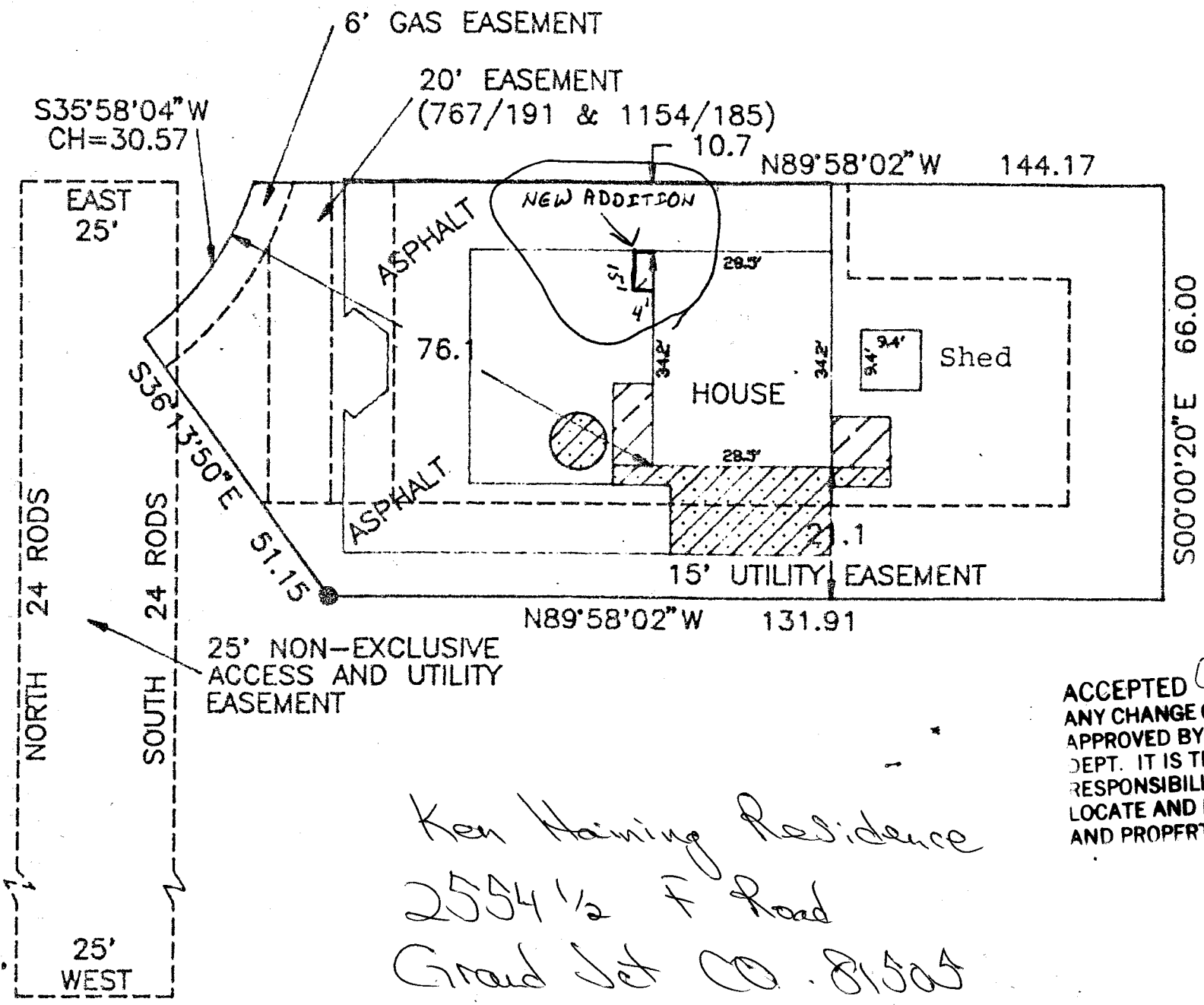
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature <u>[Signature]</u>	Date <u>8-9-02</u>
Department Approval <u>[Signature]</u>	Date <u>8/13/02</u>
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>[Signature]</u>	Date <u>8/13/02</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)

MT



Ken Haining Residence  
 2554 1/2 F Road  
 Grand Jet CO. 81505

8/13/02  
 ACCEPTED *C. Faye Gibson*  
 ANY 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