



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

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

BLDG PERMIT NO. 86156

Your Bridge to a Better Community

BLDG ADDRESS 2697 G RD. 004 SQ. FT. OF PROPOSED BLDGS/ADDITION 462^B
 TAX SCHEDULE NO. 2945-021-01-003 SQ. FT. OF EXISTING BLDGS 1965^B
 SUBDIVISION Kruetz KCM Sub. TOTAL SQ. FT. OF EXISTING* & PROPOSED 2427^B
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Robert S. Loewen NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2697 G RD. USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970-986-0737 DESCRIPTION OF WORK & INTENDED USE Garage addition
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) DATA

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structures, 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-5 Maximum coverage of lot by structures 60%
 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 25' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 20 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 _____ Date 9-4-02
 Department Approval Gayleen Henderson Date 9-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Bensley</u>	Date	<u>9/5/02</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)

G ROAD

ole lcl

9/4/02

100.00' S 89°34'40" E

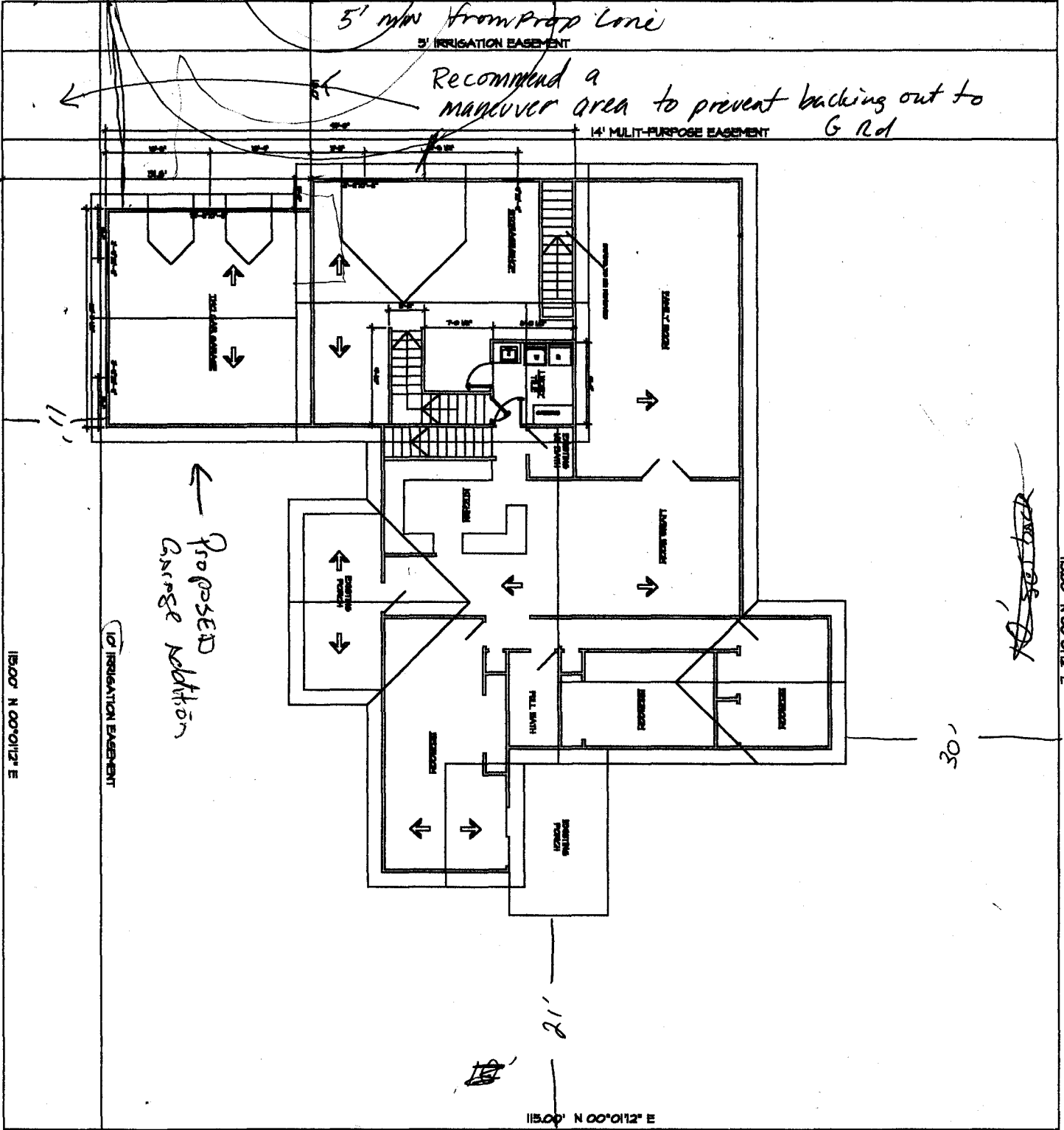
14' Drive OK

5' min from Prop Line

5' IRRIGATION EASEMENT

Recommend a maneuver area to prevent backing out to G Rd

14' MULT-PURPOSE EASEMENT



9-5-02 Gayleen Henderson
ACCEPTED
 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.