

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

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

BLDG PERMIT NO. 80352



Your Bridge to a Better Community

BLDG ADDRESS 2611 Kelly Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2701-352-00-103 SQ. FT. OF EXISTING BLDGS 4900

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 4900

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Dieter and Carina Sander NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS POB 2059
Hotchkiss CO 81419

(1) TELEPHONE 242-6199 or
872-4369 in Hotchkiss

(2) APPLICANT Owner USE OF EXISTING BUILDINGS Residential

(2) ADDRESS same DESCRIPTION OF WORK & INTENDED USE Porch Roof
Garport

(2) TELEPHONE same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) existing

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.

PAID
SEP 18 2002

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-R Maximum coverage of lot by structures 590

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

Side 50' from PL, Rear 50' from PL Parking Req'mt 2

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 [Signature] Date Sep. 15, 2002

Department Approval [Signature] Date 9/18/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>9/18/02</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)

2611 Kelly Drive

Dog fence: wood posts & dots w/ 5' high 2x4 wire mesh.

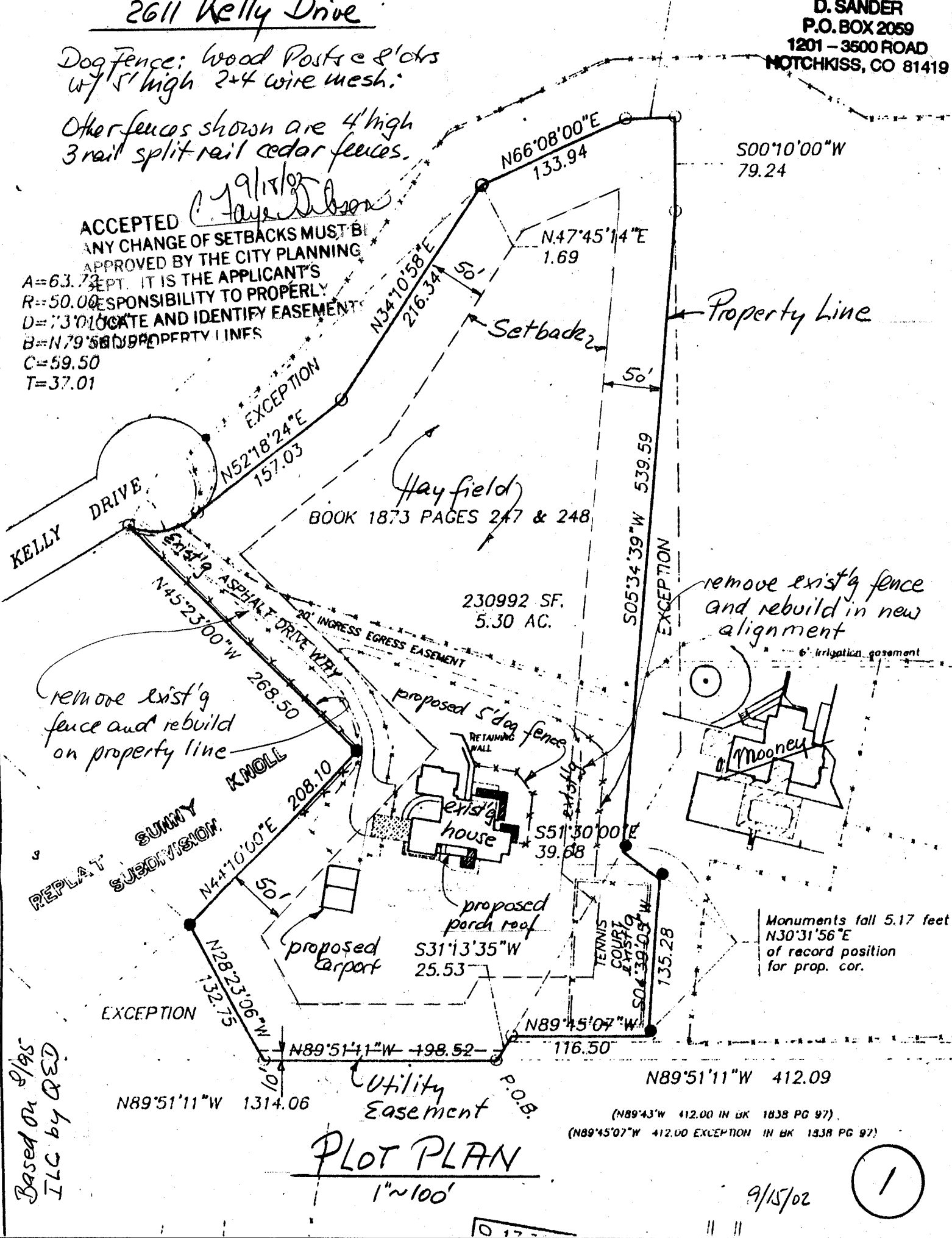
Other fences shown are 4' high 3 rail split rail cedar fences.

D. SANDER
P.O. BOX 2059
1201 - 3500 ROAD
NOTCHKISS, CO 81419

9/15/02
Jaye Wilson

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

- A=63.73
- R=50.00
- D=73.01
- B=N79°58'00"W
- C=59.50
- T=37.01



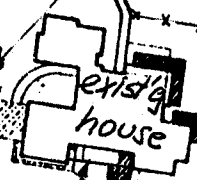
Hay field
BOOK 1873 PAGES 247 & 248

230992 SF.
5.30 AC.

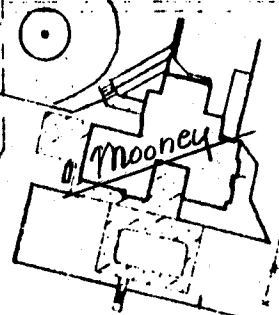
remove exist'g fence and rebuild in new alignment

remove exist'g fence and rebuild on property line

proposed 5' dog fence



proposed porch roof
S31°13'35\"W
25.53



Monuments fall 5.17 feet N30°31'56\"E of record position for prop. cor.

PLOT PLAN

1"=100'

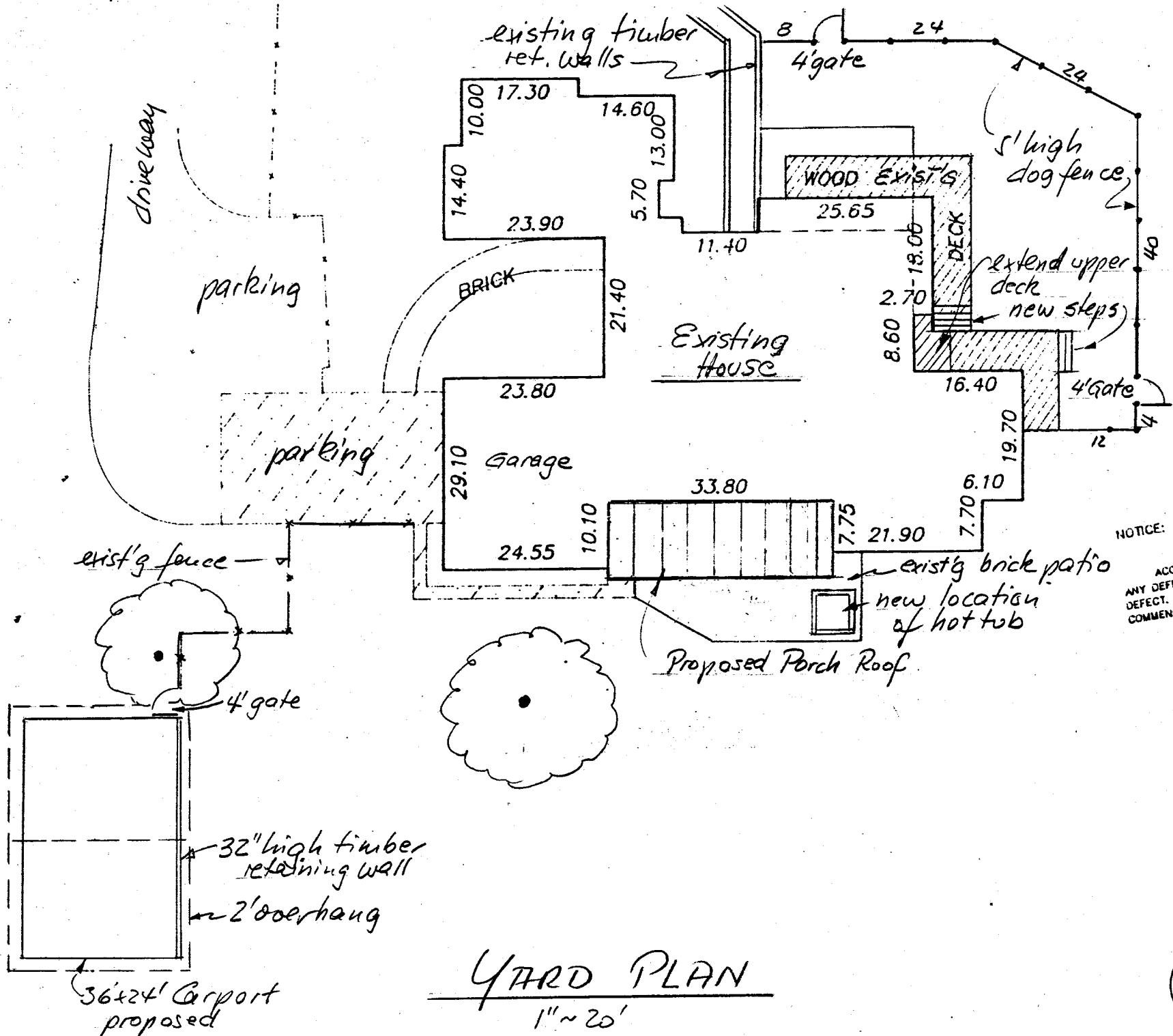
Based on 8/95 ILC by QED

(N89°43'W 412.00 IN BK 1838 PG 97)
(N89°45'07\"W 412.00 EXCEPTION IN BK 1838 PG 97)

9/15/02



Based on 8/95
ILC by OED



NOTICE:
ACCORDING TO COLORADO LAW
ANY DEFECT IN THIS SURVEY WITHIN
DEFECT, IN NO EVENT MAY ANY ACTION
COMMENCED MORE THAN TEN YEARS

YARD PLAN

1" = 20'

2

9/15/02