

01P-2004-290

FEE \$	<u>pd w/ App</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 526 BELFORD AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A  
 TAX SCHEDULE NO. 2945-142-05-013 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION CITY OF G.J. TOTAL SQ. FT. OF EXISTING & PROPOSED N/A  
 FILING \_\_\_\_\_ BLK 7 LOT 24925 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) OWNER REICHARD STRACHAN  
 (1) ADDRESS 945 7th ST, BERTHOUD, CO  
80513 USE OF EXISTING BUILDINGS RES  
 (1) TELEPHONE (970) 532-2639  
 (2) APPLICANT ADAM CHAMBERS DESCRIPTION OF WORK & INTENDED USE 8 FT FENCE  
 (2) ADDRESS 526 BELFORD AVE, G.J. CO TYPE OF HOME PROPOSED:  
81571 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE (970) 242-8200 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) 8 FT FENCE

**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 N/A  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL, Rear 0' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 8' Special Conditions \_\_\_\_\_  
 \_\_\_\_\_ CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Adam Chambers Date 12-02-04

Department Approval Antonia Costello Date 2/24/05  
Per Fayette Hall

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>U. Weirholt</u>	Date <u>2/24/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

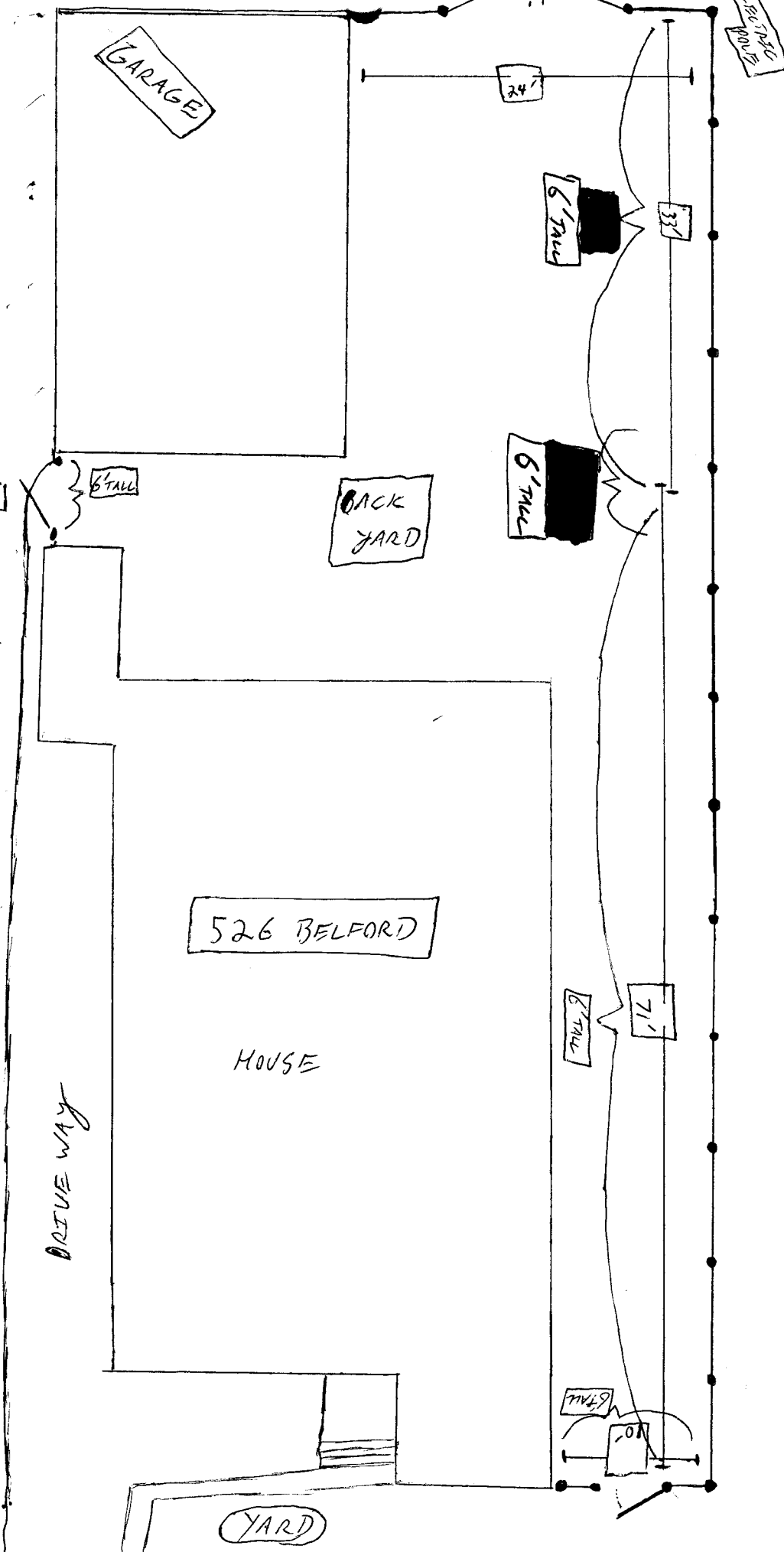
ALLEY

EXISTING  
&  
PROPOSED

PARKING  
LOT

Per FH  
SLC 2/24/05  
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.

N  
W + E  
S



GARAGE

24'

6' TALL

33'

EASEMENT

5' TALL

BACK  
YARD

6' TALL

526 BELFORD

HOUSE

DRIVE WAY

7' TALL

7'12'

6' TALL

6'00'

YARD

Plan For 24' x 8' Fence at 526 Belford

1. All Post for 8' section have been sunk in 40" deep x 12" wide holes.
2. Two 5 1/2' x 8' sections, supporting Two 6 1/2' x 8' gates
3. Drawing is as follows.

