

FEE \$ 10.00

BLDG PERMIT NO. 50063

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2752 Cheyenne DR TAX SCHEDULE NO. 2945-244-00-205
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 128
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1000
 (1) OWNER ED & CINDY MILLER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2752 Cheyenne DR
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Wade Wiggins USE OF EXISTING BLDGS GARAGE & HOUSE
 (2) ADDRESS 1325 CEDAR AVE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-5380 Room Addition

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R3F-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) or
45 from center of ROW, whichever is greater Parking Req'mt no change
 Side 5 from PL Rear 25 from PL Special Conditions _____
 Maximum Height 32'
 CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

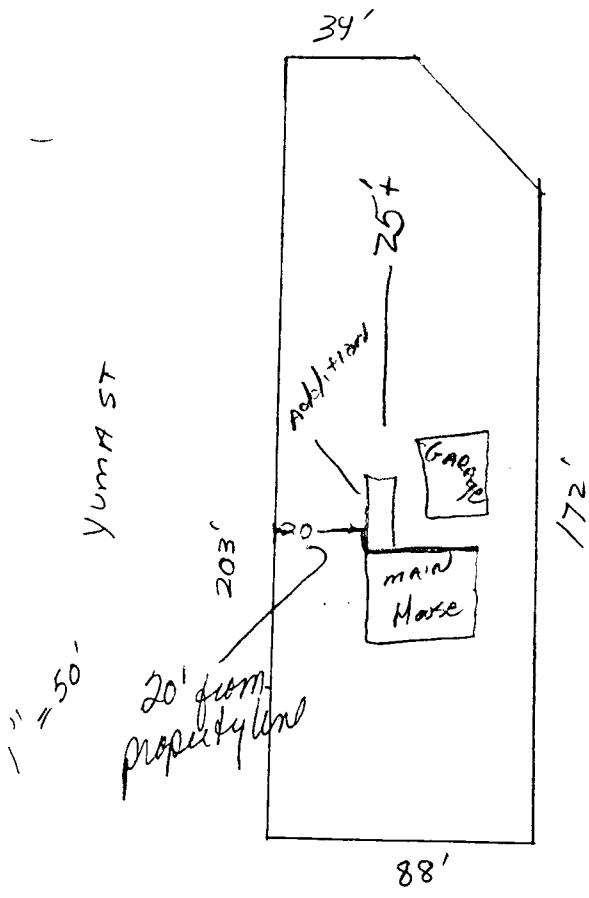
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Wade Wiggins Date 9-29-94
 Department Approval Kathy Poston Date 9/29/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4006-1460-05-7
 Utility Accounting Richardson Date 9-29-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED KL 9/29/94
 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.