

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 49953

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2648 H Road TAX SCHEDULE NO. 2701-263-01-004  
 SUBDIVISION Lewis SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32x32  
 FILING BLK LOT #1 SQ. FT. OF EXISTING BLDG(S) 2400±  
 (1) OWNER Gordon C Robinson NO. OF DWELLING UNITS  
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (1) ADDRESS 2648 H Road  
 (1) TELEPHONE 303 242 7118 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Gordon Robinson USE OF EXISTING BLDGS Residence  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Detached Garage

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 RSF-1 Maximum coverage of lot by structures 25%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
75' / 55' from center of ROW, whichever is greater  
ROW  
 Side 3' from PL Rear 3' from PL  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions 3' from eave -  
(electrical also) Not for business  
 Maximum Height 32' use. -  
 CENSUS TRACT 16 TRAFFIC ZONE 13

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 Gordon C Robinson Date 9-27-94  
 Department Approval Ronnie Edwards Date 9-27-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3023-2944-02-2  
Trash only  
 Utility Accounting CR Robinson Date 9-27-94  
on septic

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

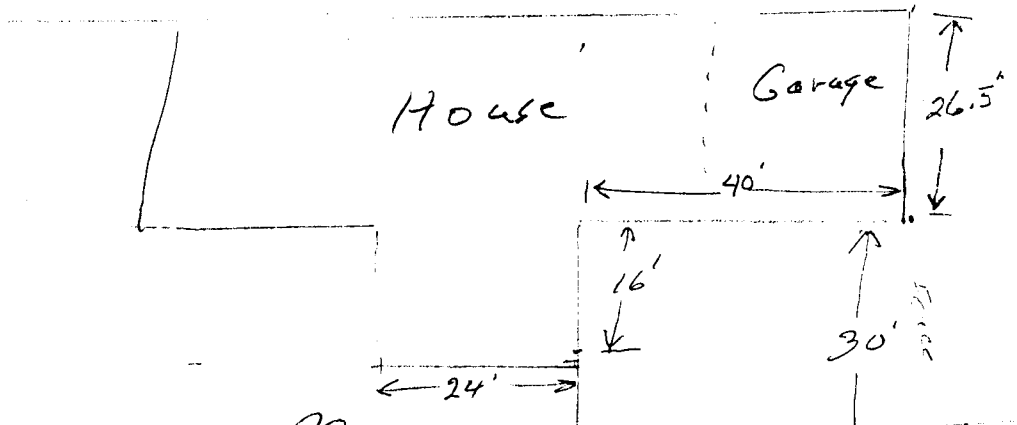
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

← 150' →

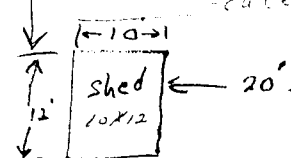
A Road

↑ 260'

↓



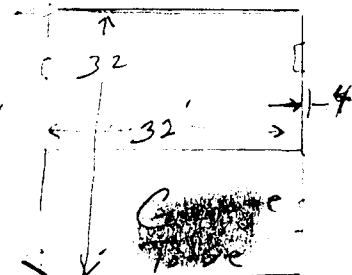
ACCEPTED 9/27/04 *RSE*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



26 1/2' RD  
 6' 1/4'

Garden Log 116'

↑ 57'



57'