

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

BLDG PERMIT NO. 50004

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 708 NIBLIC DR. TAX SCHEDULE NO. 2701-364-03-004  
 SUBDIVISION PATTEE HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 252  
 FILING BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1735  
 (1) OWNER KENNETH + ORA B INGRIM NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 708 NIBLIC DR. - G.J. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-1749 USE OF EXISTING BLDGS HOME  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS Same 8 posts + roof (car port)  
 (2) TELEPHONE \_\_\_\_\_

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-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 carport is detached  
 Side 3' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 21

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).

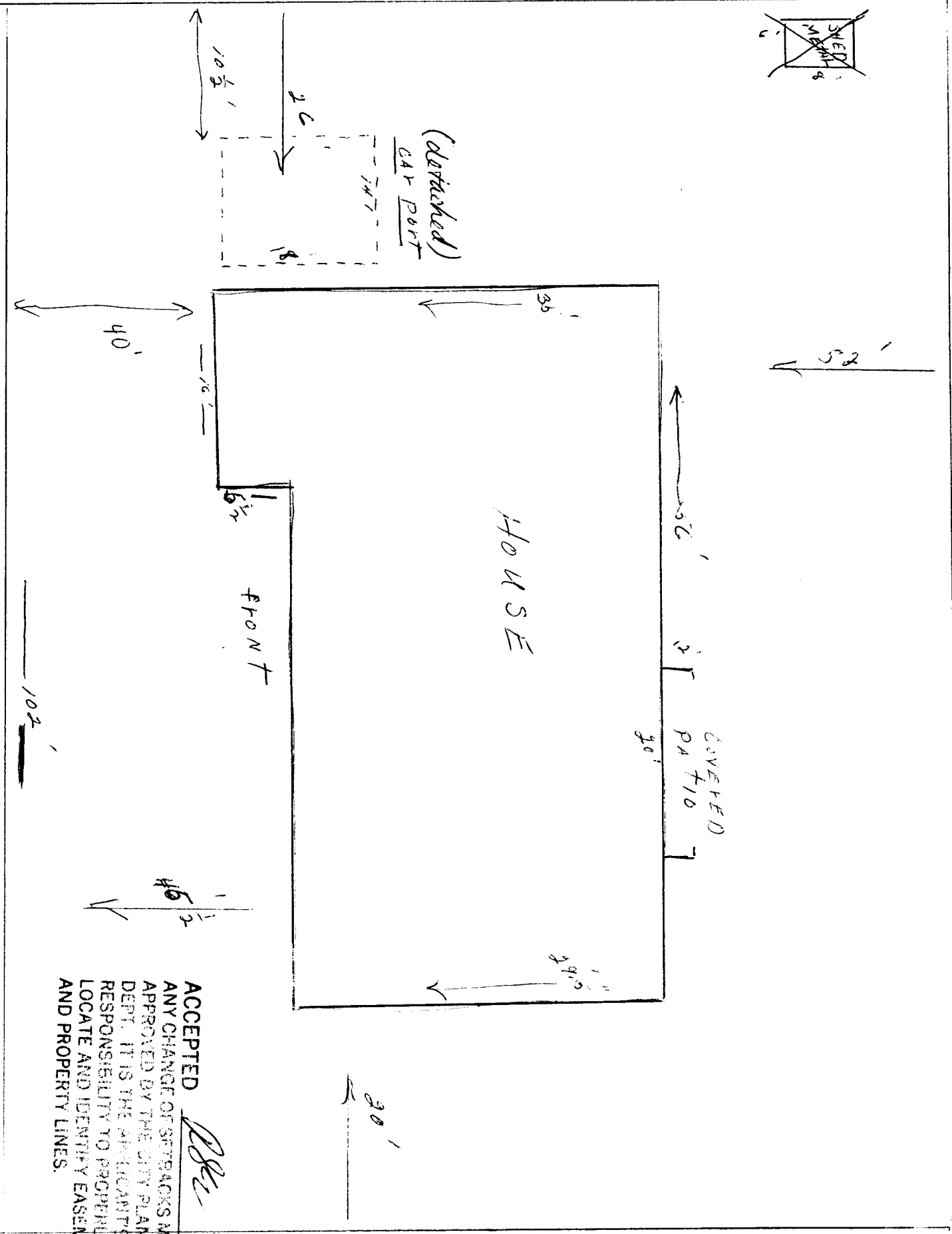
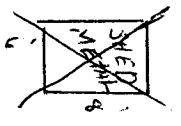
Applicant Signature Ken Ingram Date 9/28/94  
 Department Approval Ronnie Edwards Date 9/28/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3021-5860-06-2  
 Utility Accounting Richardson Date 9-28-94

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)

LOT LINE



ACCEPTED *DBL* 9/28/94

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.

STREET (MILBIC DR.)

2701-31 103-004

LOT LINE

LOT LINE