FEE $ _10⁰⁰_

$500⁰⁰

BLDG PERMIT NO. _50771_

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

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BLDG ADDRESS _351 Sherman Drive_   TAX SCHEDULE NO. _2945-252-16-009_

SUBDIVISION _Artesia Heights_   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _1500_

FILING _____ BLK _7_ LOT _17_   SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER _Lloyd Jordan_   NO. OF DWELLING UNITS
                                   BEFORE: _____ AFTER: _1_ THIS CONSTRUCTION

(1) ADDRESS _477 N. Sherwood_

(1) TELEPHONE _243 5471_   NO. OF BLDGS ON PARCEL
                                   BEFORE: _____ AFTER: _1_ THIS CONSTRUCTION

(2) APPLICANT _Marsh Custom Homes_   USE OF EXISTING BLDGS _Residential Home_

(2) ADDRESS _192 Edwin_ _Grand Jct 81503_ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _303 245 1338_   _New Construction_

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-8_   Maximum coverage of lot by structures _45%_

SETBACKS: Front _20'_ from property line (PL) or
_75_ from center of ROW, whichever is greater   Parking Req'mt _____

Side _5'_ from PL   Rear _15'_ 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).
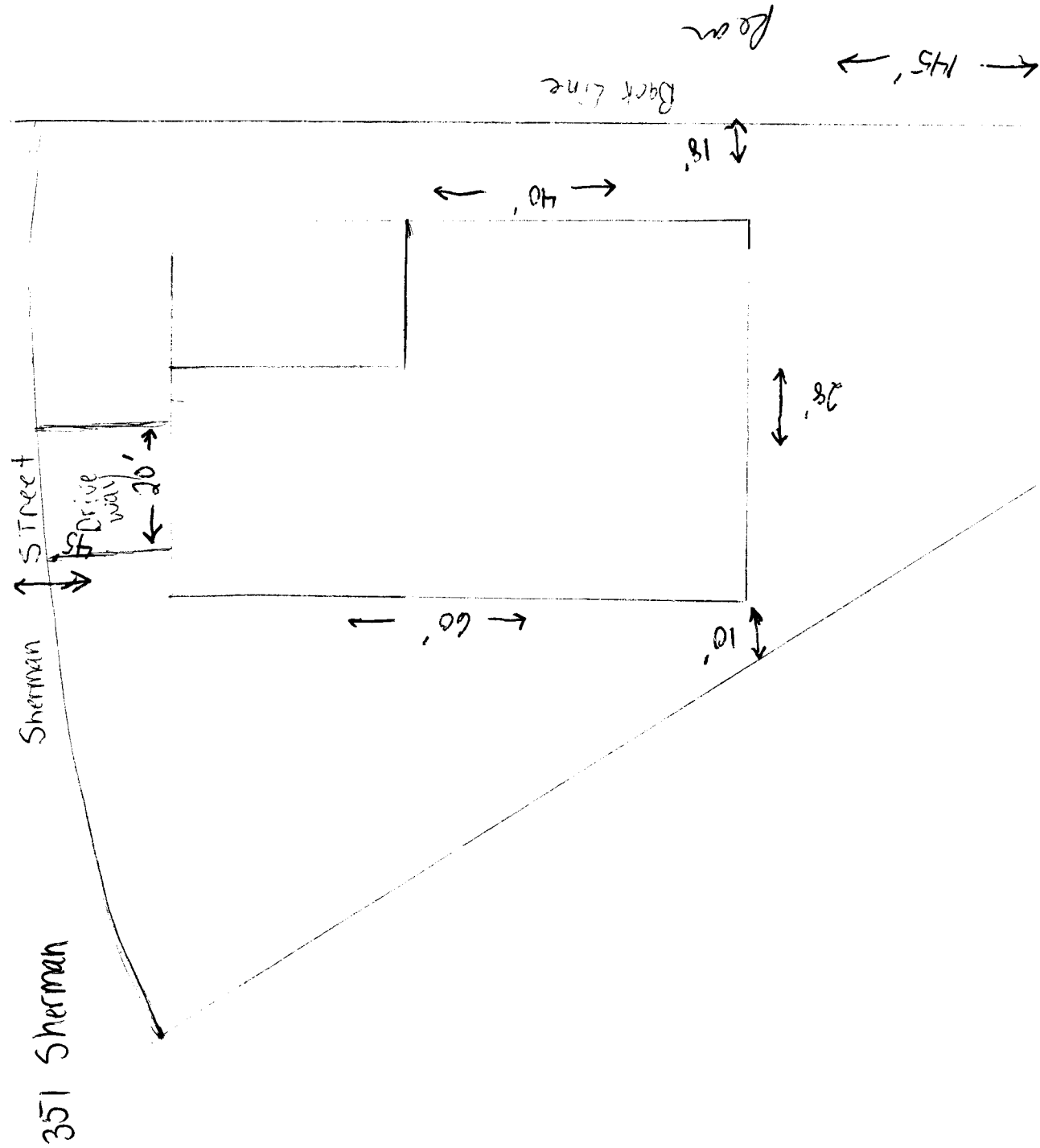
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _Shawn Marsh_   Date _Dec 12 1994_

Department Approval _Ronnie Edwards_   Date _12/19/94_

Additional water and/or sewer tap fee(s) are required: YES _X_ NO _____ W/O No. _8028_

Utility Accounting _CX Richardson_   Date _12-23-94_

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)*

351 Sherman

Sherman

Street

Drive way

St

Back Line

Rear

145'

18'

40'

28'

20'

60'

10'

North