

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 53715

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

*UPC
TCP*

3008-1020-13-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 539 28 1/4 Rd TAX SCHEDULE NO. 2943-073-00-009
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 X 16
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 8 X 10
 (1) OWNER DARREL MILLER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. BOX 2794 Grand Jct. 81502
 (1) TELEPHONE 241-0751 X1190 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS Home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Extension
 (2) TELEPHONE _____ of existing room from 8x10 to 16x16 (Family Rm)

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL _____
 Maximum Height 32' _____
 CENS.T. 6 T.ZONE 30 ANN# _____

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 Darrel Miller Date 10-10-95
 Department Approval Lonnie Edwards Date 10-10-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Mellie Fowler Date 10-10-95

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

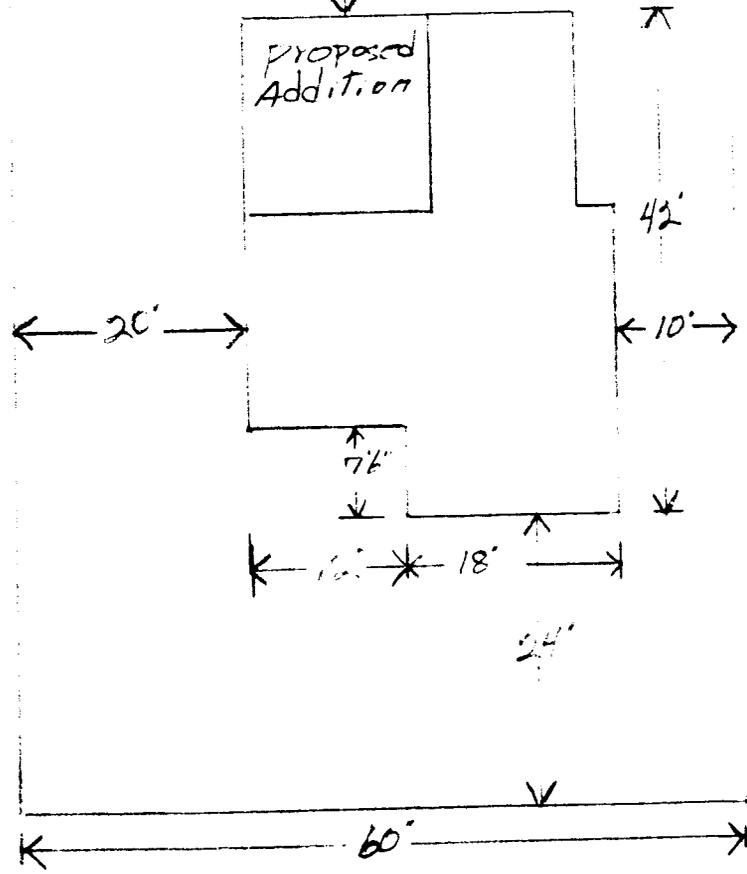
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

630'
Not to scale

W

554'

ACCEPTED Ronnie 10/10/95
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.



PLOT PLAN 1/16" = 1 FOOT
North