FEE $ _10⁰⁰_	
TCP $ _500⁰⁰_	

BLDG PERMIT NO. _52110_

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

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS __2711 B ¾ Rd.__   TAX SCHEDULE NO. __2945-252-00-111__

SUBDIVISION _____   SQ. FT. OF PROPOSED BLDG(S)/ADDITION __1493__

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

(1) OWNER __David R. Webb__

(1) ADDRESS __2713 B ¾ Rd.__

(1) TELEPHONE __243-8331__

NO. OF DWELLING UNITS
BEFORE: __0__ AFTER: __1__ THIS CONSTRUCTION

NO. OF BLDGS ON PARCEL
BEFORE: __0__ AFTER: __1__ THIS CONSTRUCTION

(2) APPLICANT __Same__   USE OF EXISTING BLDGS _____

(2) ADDRESS __Same__   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE __Same__   __new residence — S/F__

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__

SETBACKS: Front __20'__ from property line (PL)
or __45'__ from center of ROW, whichever is greater

Side __5'__ from PL   Rear __15'__ from PL

Maximum Height __32'__

Maximum coverage of lot by structures _____

Parking Req'mt __2__

Special Conditions _____

_____

CENS.T. __13__ T.ZONE __8C__ ANNX# _____

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).
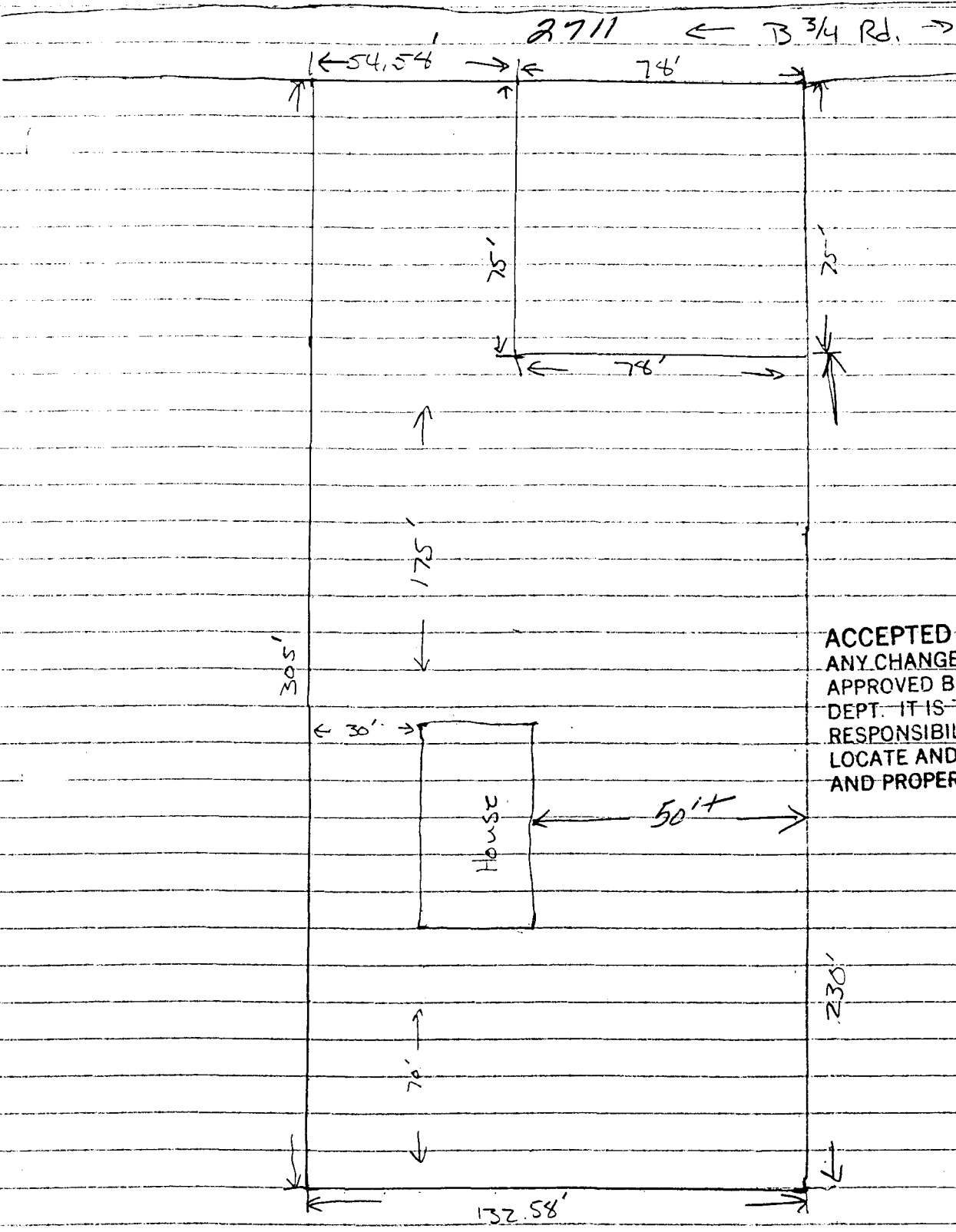
Applicant Signature _____   Date __5-11-95__

Department Approval __Marcia Ratcliano__   Date __5-11-95__

Additional water and/or sewer tap fee(s) are required: YES __X__ NO _____ W/O No. __8300__ _S/F - Sewer_

Utility Accounting __Millie Fowler__   Date __5-11-95__   _8301 - Water_

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)

2711   ← B 3/4 Rd. →

←54.54'→|← 78' →

75'   75'

← 78' →

175'

305'

ACCEPTED ᴍᴿ 5-11-95
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.

← 30' →

House

←— 50'± —→

230'

70'

← 132.58' →