

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50988

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2679 Del Mar Dr. TAX SCHEDULE NO. 2701-264-16-009
 SUBDIVISION Paradise Hill SQ. FT. OF PROPOSED BLDG(S)/ADDITION none
 FILING 5 BLK 17 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1540 sq. ft.
 (1) OWNER Joseph J. Graham NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2679 Del Mar Dr.
 (1) TELEPHONE 303-256-0858 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Joseph J. Graham USE OF EXISTING BLDGS Residence
 (2) ADDRESS 2679 Del Mar Dr. DESCRIPTION OF WORK AND INTENDED USE: Patio
 (2) TELEPHONE 303-256-0858 cover, open all sides

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-4 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 _____
 Side 3' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 32' 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).

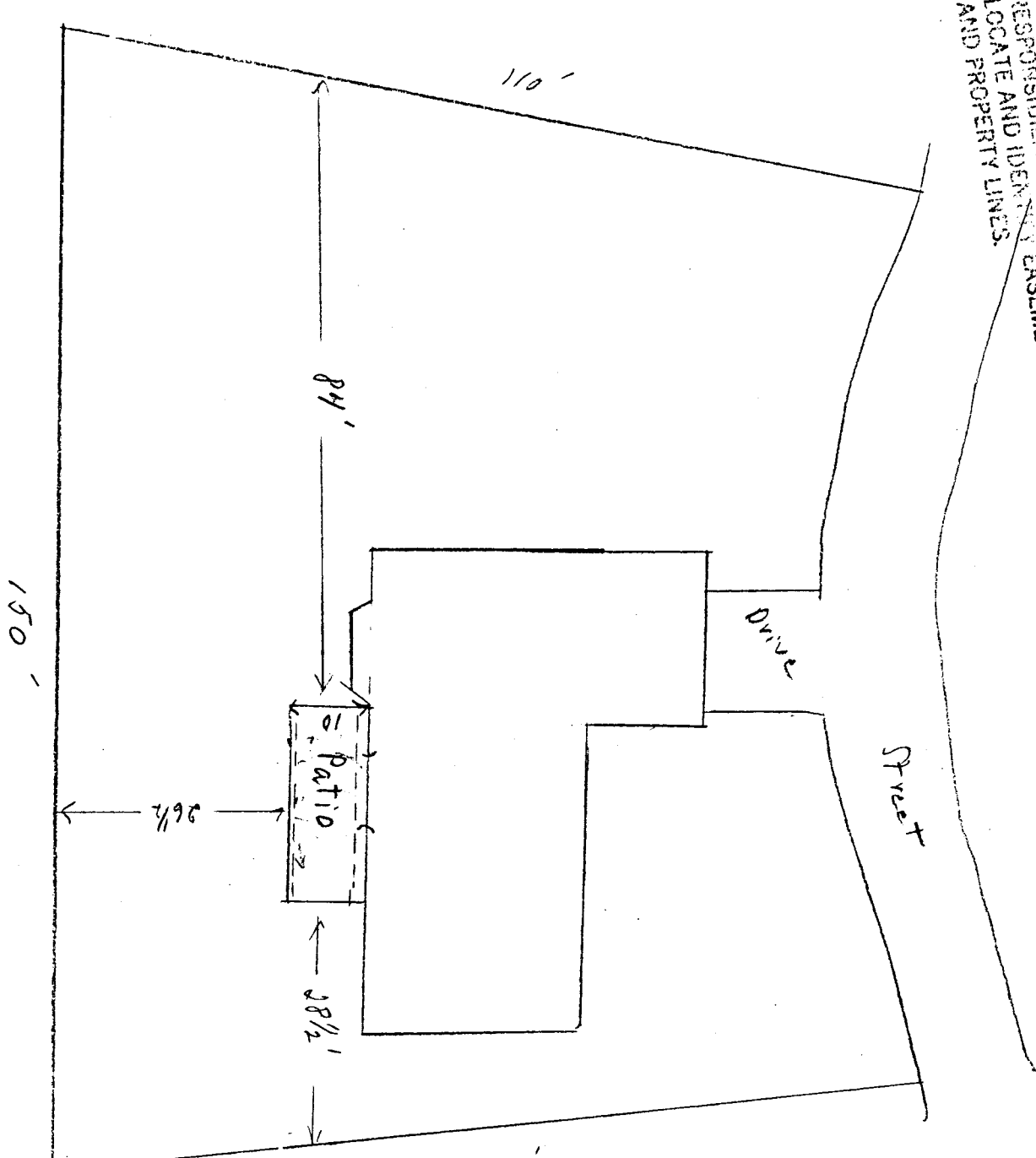
Applicant Signature Joseph J. Graham Date January 23, 1995
 Department Approval Donnie Edwards Date 1-23-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Sarah Hays Date 1-23-95

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)

ACCEPTED
ANY CHANGE OF TERMS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

R. Edwards 1/23/95



150'

84'

Driveway

Street

10' Patio

28 1/2'

26 1/2'

51'

2901-264-16-009
Lot 7, B/L 17
Filing 5-

Free Standing
Patio cover over
concrete area
approx. 8' x 24'

Joseph J. Graham
2679 DelAm Dr.