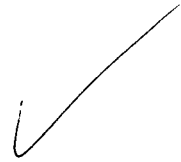


FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 53271

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



9010-3840-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 580 EASTWOOD TAX SCHEDULE NO. 2943-081-26-007  
SUBDIVISION COPY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300  
FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Ottis Roswell NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 515 1/2 Sara Ln. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Same USE OF EXISTING BLDGS —  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE \_\_\_\_\_ 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 PR-4.4 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_ or easement minimum 15' between bldgs!  
CENS.T. 11 T.ZONE 51 ANNEX# \_\_\_\_\_

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 Ottis Roswell Date 8-28-95  
Department Approval Ronnie Edwards Date 8-28-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8566 - S/F  
Utility Accounting Mellie Fowler Date 8-28-95

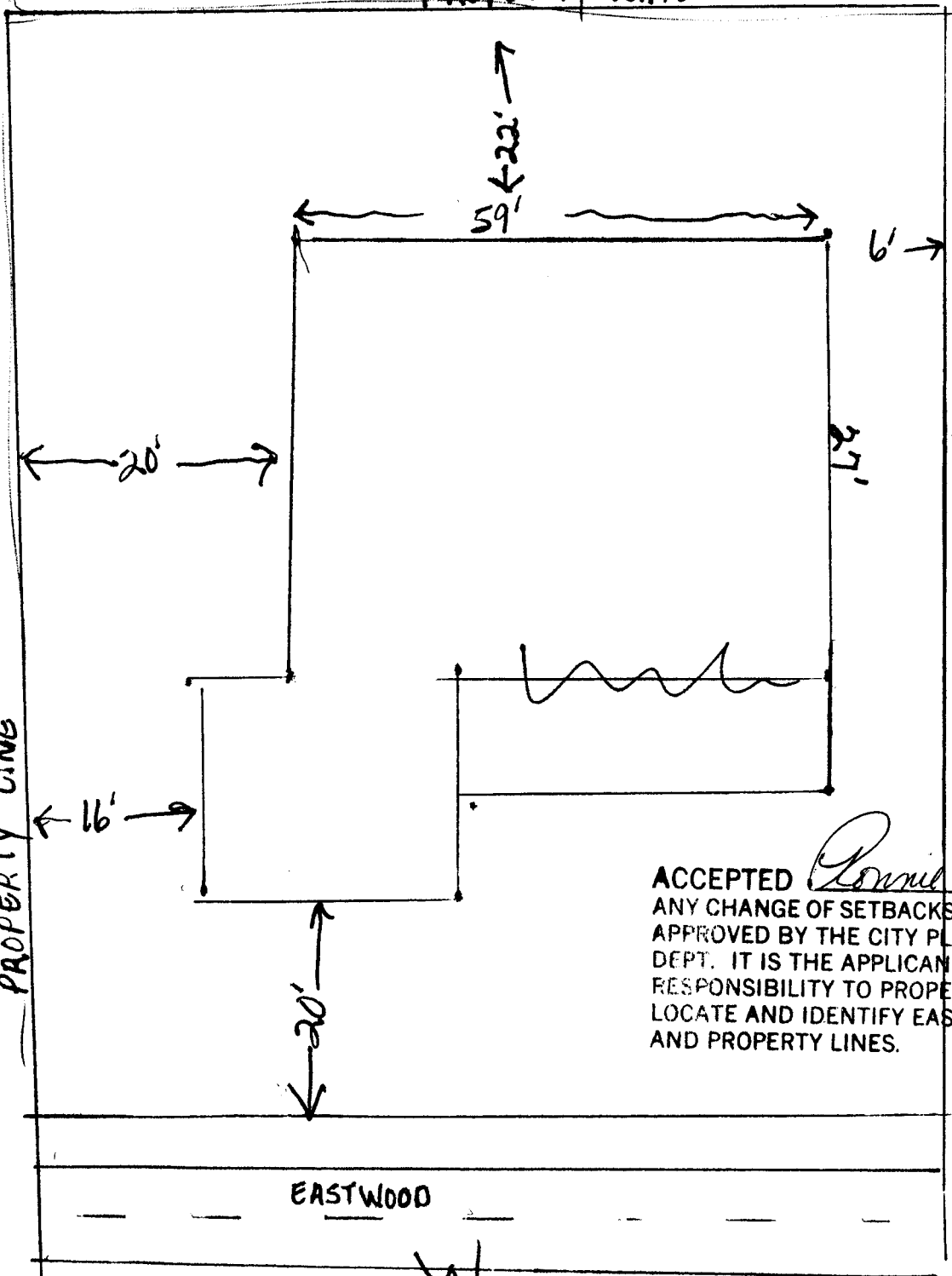
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

E

85.06

PROPERTY LINE



15' between  
bldgs!

h

ACCEPTED *Ronnie Edwards*  
 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. 8/28/95

F.R.D.

N

81.69

PROPERTY LINE

20'

16'

20'

59'

6'

27'

EASTWOOD

W

Front