

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 54396

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

*PC*  
*HP*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 582 Eastwood TAX SCHEDULE NO. 2943-081-26-006  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300 sq. ft.  
 FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Jim Mullis NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2208 Mudgett NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-5184 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Jim Mullis DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2208 Mudgett New House  
 (2) TELEPHONE 243-5184

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't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions minimum 15'  
 Maximum Height \_\_\_\_\_ between buildings  
 CENS.T. 11 T.ZONE 51 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 Jim Mullis Date Dec. 8, 1995  
 Department Approval Marcia Rabideaux Date 12-8-95

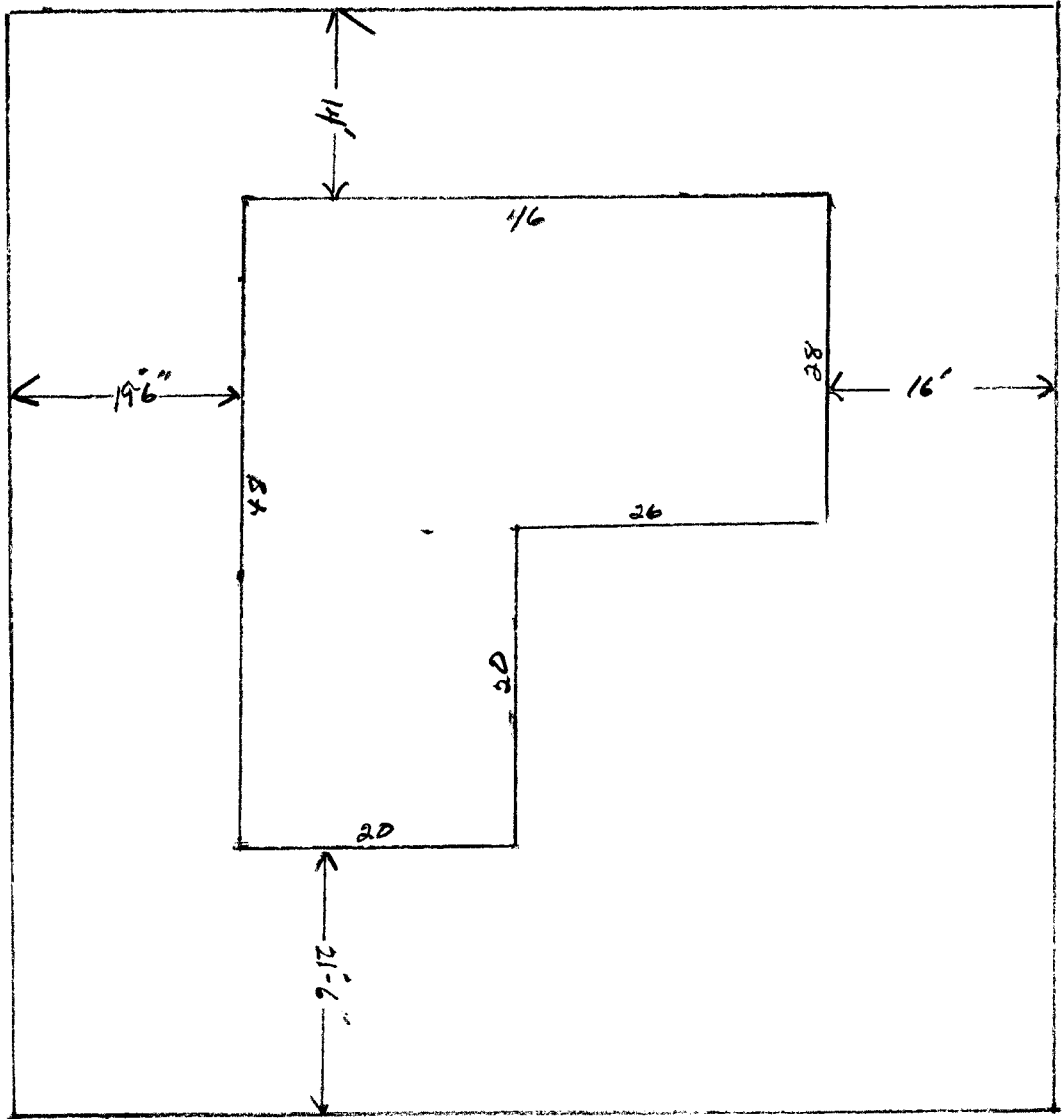
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8807  
 Utility Accounting CR Date 12-8-95

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)

ACCEPTED 1/11/95  
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.

N



582 Eastwood