

FEE \$ 10⁰⁰
TCP \$ 425⁰⁰

BLDG PERMIT NO. 53973

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

[Handwritten initials]

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2712 Eden Ct. *Grand Junction.* TAX SCHEDULE NO. 2701-253-07-016
SUBDIVISION Paradise Hills # 7. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1625
FILING 7 BLK 3 LOT 16 SQ. FT. OF EXISTING BLDG(S) None.
(1) OWNER M-Nellis - Midland Homes. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 445 Chipota Ave, #14, G.J. 50501. NO. OF BLDGS ON PARCEL
(1) TELEPHONE (970) 241-9765. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same. USE OF EXISTING BLDGS None.
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Single Fam. Residential.
(2) TELEPHONE _____

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-5 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 25' from PL Special Conditions _____
Maximum Height _____
CENS.T. 16 T.ZONE 13 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).

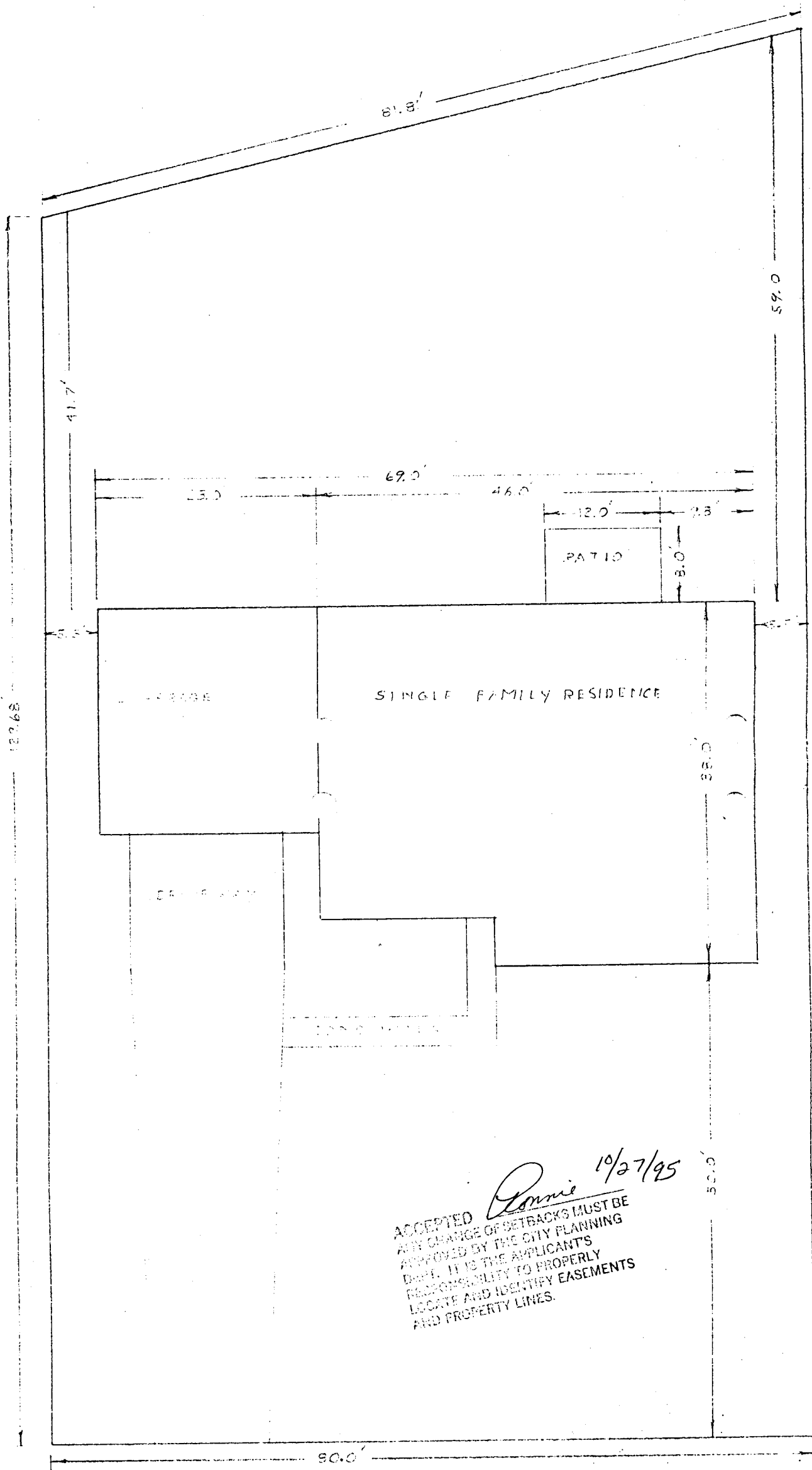
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Edward E. Mellis Date 10/27/95
Department Approval Ronnie Edwards Date 10/27/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8702
Utility Accounting Richardson Date 10-27-95

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 *Ronnie* 10/27/95
 ANY CHANGE OF DETRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.