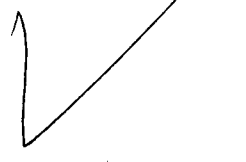


FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 52504

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



3008-1220-13-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2800 3/4 Elm

TAX SCHEDULE NO. 2943-073-00-174

SUBDIVISION —

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 232

FILING — BLK — LOT —

SQ. FT. OF EXISTING BLDG(S) 900±

(1) OWNER LeVerne Miller

NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2800 3/4 Elm

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-1172

USE OF EXISTING BLDGS residential

(2) APPLICANT Hank Drake

DESCRIPTION OF WORK AND INTENDED USE: 14'x17'

(2) ADDRESS 2491 Hwy 6 S 50

addin for dining & utility

(2) TELEPHONE 241-4133

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

Maximum coverage of lot by structures —

SETBACKS: Front 20 from property line (PL)
or 45 from center of ROW, whichever is greater

Parking Req'mt —

Side 5' from PL Rear 15' from PL

Special Conditions —

Maximum Height —

CENS.T. 6 T.ZONE 30 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 Hank Drake Date 6-1-95

Department Approval Bonnie Edwards Date 6-1-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A S/E no change in use

Utility Accounting Millie Jouch Date 6-1-96

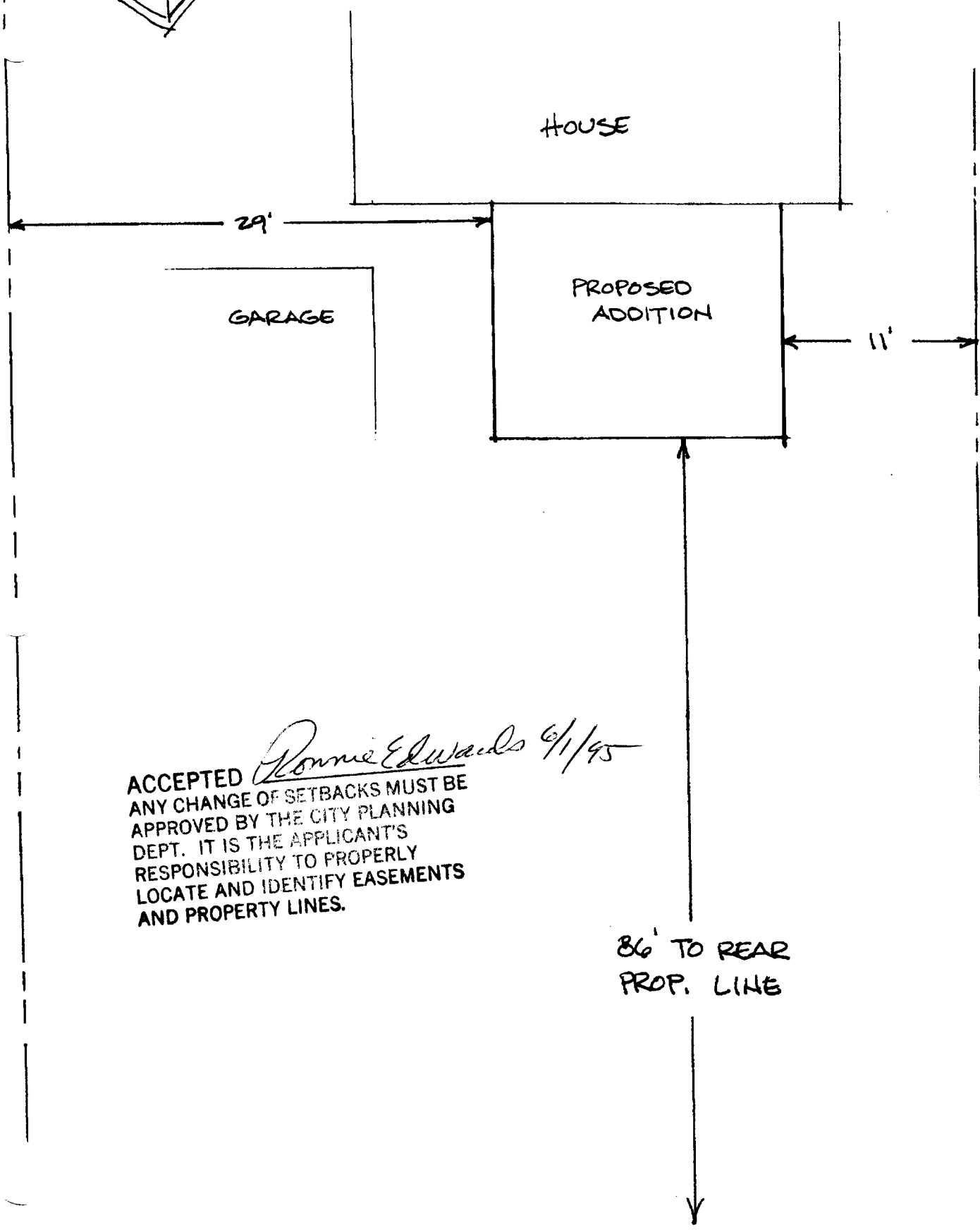
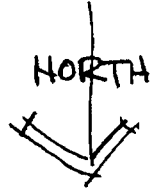
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2800 3/4 Elm

MILLER ADDITION
SITE PLAN

1/8" = 1'-0"



ACCEPTED *Ronnie Edwards 6/1/95*
 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.

86' TO REAR
 PROP. LINE