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BLDG PERMIT NO.	51871
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



3003-0460-01-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 308 EPPS Dr. TAX SCHEDULE NO. 2943-074-11-006  
 SUBDIVISION EPPS SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x36  
 FILING - BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 24.5 x 42  
 (1) OWNER RUBY BROWN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 308 EPPS  
 (1) TELEPHONE 242-4921 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS Residence  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New Garage

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 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater  
 Side 3' from PL Rear 3' from PL Special Conditions 3' is to leave -  
accessory structure Maximum Height 32' not leaving wall  
 CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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).

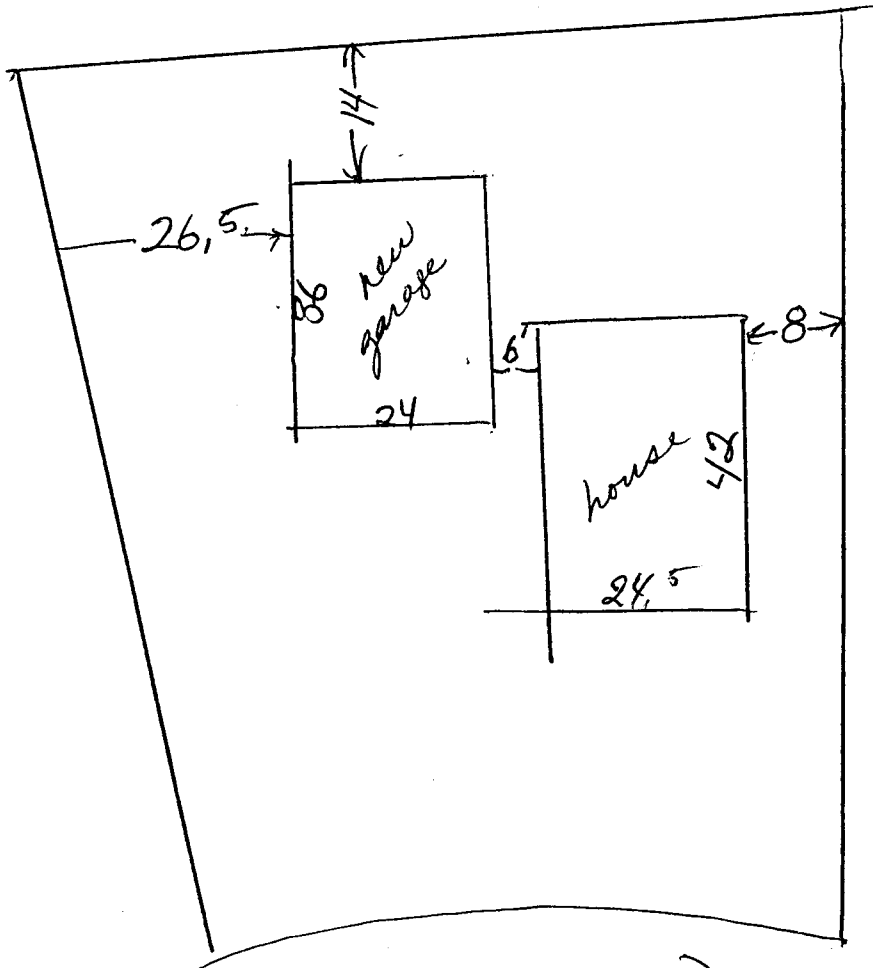
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Charles R Brown Jr. Date 4-19-95  
 Department Approval Ronnie Edwards Date 4-19-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A no change in SIF use  
 Utility Accounting Melie Joubert Date 4-19-95

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)



308 Epps Dr.

ACCEPTED *Ronnie Edwards* 4/19/95  
 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.