

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

BLDG PERMIT NO. 51942

### PLANNING CLEARANCE

*Residential* (site plan review, multi-family development, non-residential development) ✓  
Grand Junction Community Development Department  
2 7-0840-18-4

BLDG ADDRESS 862 Hill TAX SCHEDULE NO. 2945-141-15-016

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 302

FILING \_\_\_\_\_ BLK 26 LOT 17-18-19 SQ. FT. OF EXISTING BLDG(S) 31 x 34

(1) OWNER Wald Hills NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 862 Hill

(1) TELEPHONE 241-5953 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Jim Mullis USE OF ALL EXISTING BLDGS Residents

(2) ADDRESS PO. Bx 2654 DESCRIPTION OF WORK & INTENDED USE: Family Room

(2) TELEPHONE 243-5184

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  
ZONE RSF-8 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 20 from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions: \_\_\_\_\_

Maximum Height 32'

Maximum coverage of lot by structures 45% CENSUS TRACT 2 TRAFFIC ZONE 36

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Jim Mullis Date Apr. 6, 1995

Department Approval Ronnie Edwards Date 4/6/95

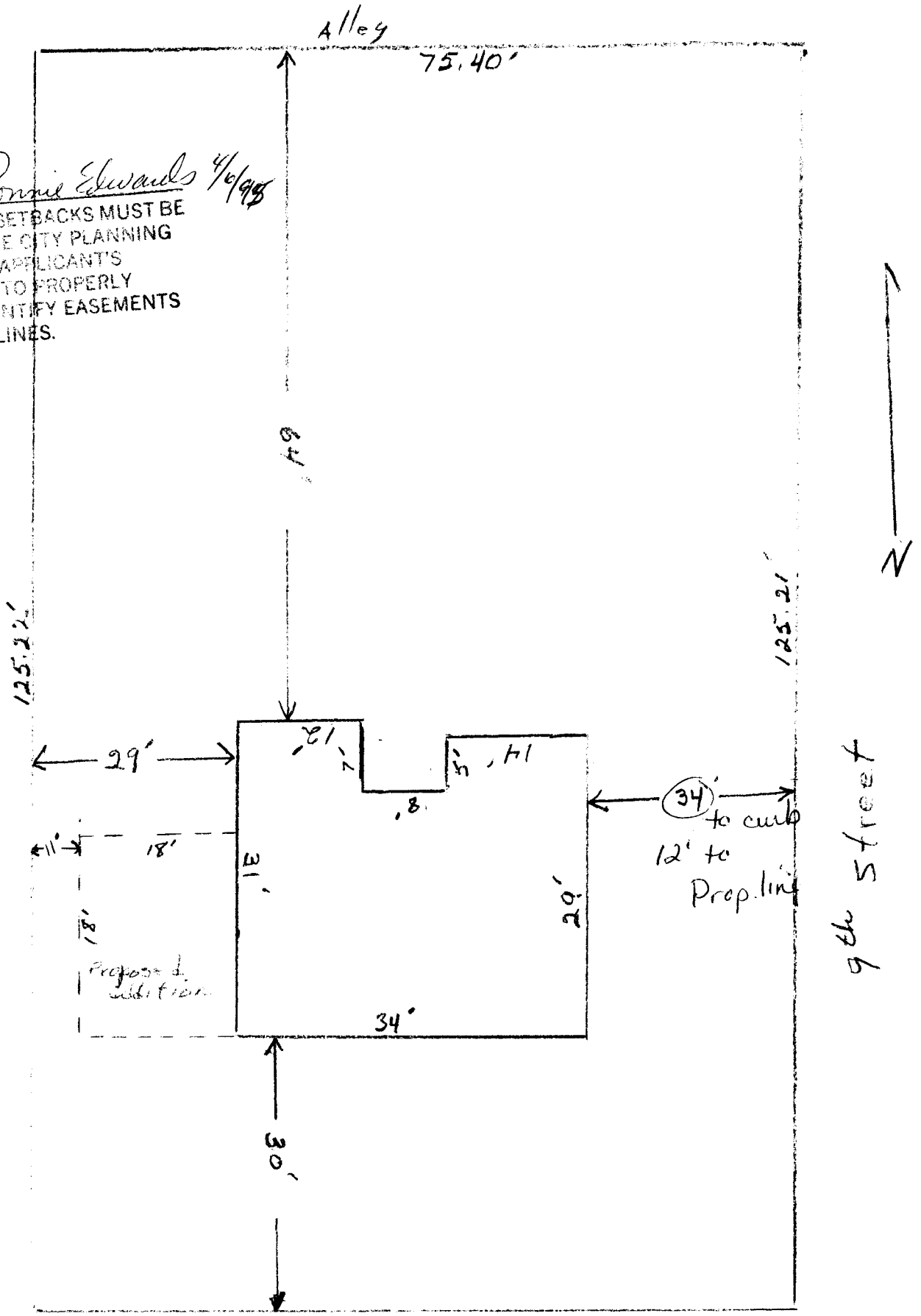
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/F used

Utility Accounting Miller Fowler Date 4-6-95

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

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

ACCEPTED Lonnie Edwards 4/6/95  
 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.



RSF-8

862 Hill