

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50987

12-500⁰⁰

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 215 Park Dr TAX SCHEDULE NO. 2945-112-13-097
 SUBDIVISION Park Lane Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER HighLife Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 74 6J NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245 7006 USE OF EXISTING BLDGS residential
 (2) APPLICANT Nichols Construction DESCRIPTION OF WORK AND INTENDED USE: New home
 (2) ADDRESS 30 74 6J
 (2) TELEPHONE 245 7006

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 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 25

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 Mark Nichols Date 1/23/95
 Department Approval Ronnie Edwards Date 1/23/95

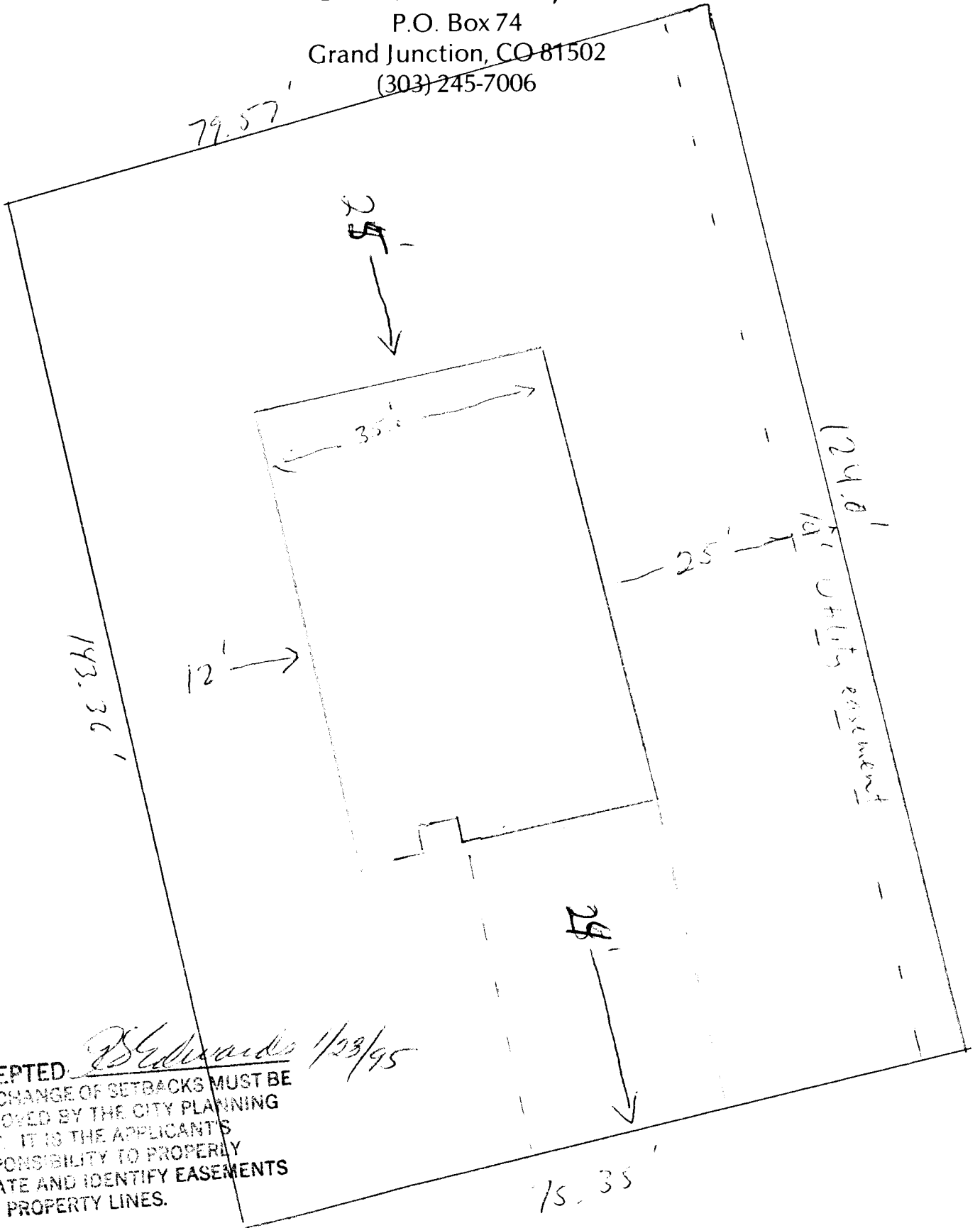
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. W-#8077
S-#8078
 Utility Accounting Tracy Shaper Date 1/23/95

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)

HIGHLIFE HOMES, LTD.

P.O. Box 74
Grand Junction, CO 81502
(303) 245-7006



ACCEPTED. *B. Edwards* 1/23/95
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.

FRONT
PARK DR
(LOST LANE)