

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 54048
4/30/95

previous home there -
PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

4004-2400-08-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2726 Umawee TAX SCHEDULE NO. 2945-243-00-121
SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1280
FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Lewis R Cox NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2803 Perry DR. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT David L Cox USE OF EXISTING BLDGS Storage
(2) ADDRESS 2805 Perry DR. DESCRIPTION OF WORK AND INTENDED USE: (new home)
(2) TELEPHONE mes # 970-241-2550 NO work, storage only (Hud approved)

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 25' from property line (PL) Parking Req'mt —
or 50' from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions Needs HUD approval
Maximum Height — # permanent foundation
CENS.T. 13 T.ZONE 80 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 David L Cox Date 11-6-95

Department Approval Ronnie Edwards Date 11-6-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. no change in use storage only on septic

Utility Accounting Millie Fowler Date 11-6-95

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)

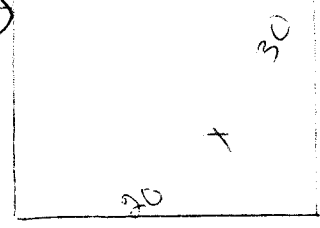
Back Fence

99'

15'

Existing Bldg

10 F



48 F to Fence

26-7

Power Pole

Property Fence

ACCEPTED MR 11-1-95
 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.

48 F

8 FT

Gate

Fmt Door

perimeter

Gate

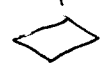
(2726 Unaweed)
 Property Line
 Edge of Pavement

Fence

25' 10"

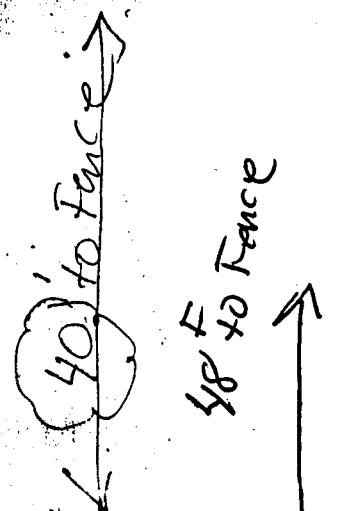
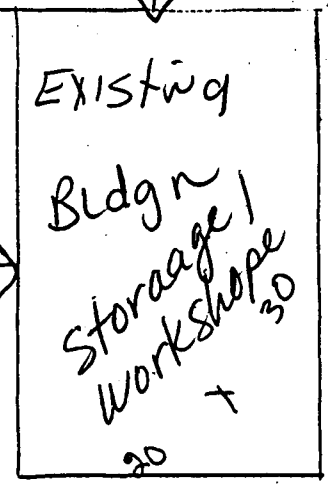
6 FT

Watermeter
 Property Line



Unaweed

back fence 49'

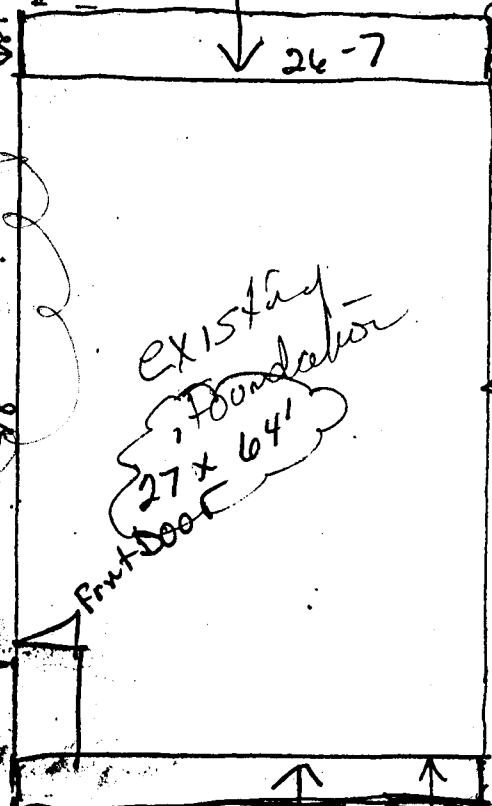


new exterior wall

new bldg. outline approved 11/27/95 Ronnie

existing foundation 27 x 64'

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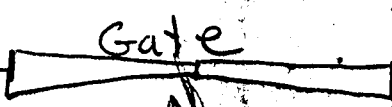


Powerline easement to 60' fence
 Property Fence 48'

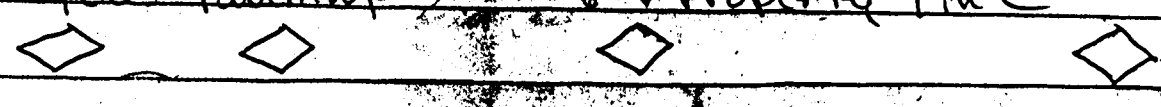
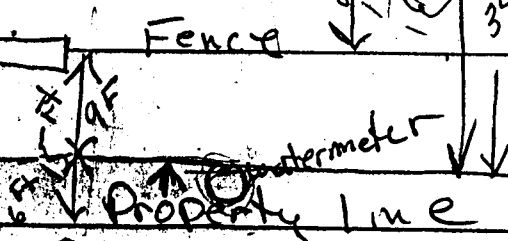
lot lines ext.



new exterior wall



(2726 Unaweep)
 Property Line
 Edge of Pavement



Unaweep

