FËË\$	1000
TCP\$	<del></del>

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO.	55012
BLUG PERMIT NO.	08015

(Goldenrod: Utility Accounting)

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

## 1

#### □ THIS SECTION TO BE COMPLETED BY APPLICANT 5

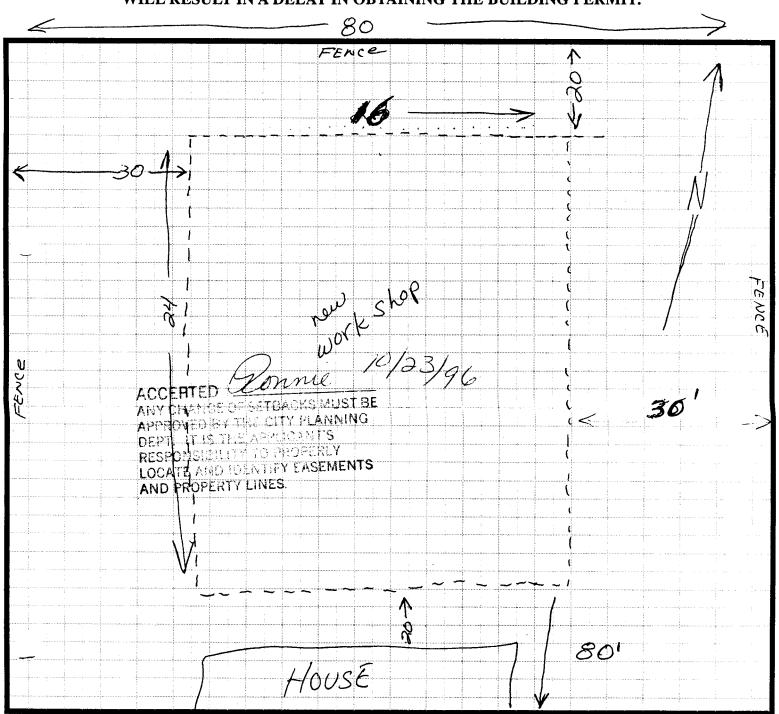
BLDG ADDRESS 2708 Eden Ct.	TAX SCHEDULE NO 2701-253-07-014
SUBDIVISION PARADISE HILLS	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384
FILING 7 BLK 3 LOT #14	SQ. FT. OF EXISTING BLDG(S) /600 B ±
(1) OWNER DONALD K WARNE	NO. OF DWELLING UNITS BEFORE: THIS CONSTRUCTION
(1) ADDRESS 2708 EDEN C7	NO. OF BLDGS ON PARCEL
(1) TELEPHONE 970 157-0753	BEFORE: AFTER: _Z THIS CONSTRUCTION
(2) APPLICANT CONCR	USE OF EXISTING BLDGS STUP - home
(2) ADDRESS SAME	DESCRIPTION OF WORK AND INTENDED USE: #1060-1
(2) TELEPHONE SANIE	workshop
	r, showing all existing and proposed structure location(s), parking, perty, and all easements and rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
zons RSF-5	Maximum coverage of lot by structures35 9o
or from center of ROW, whichever is greater	
	Special Conditions
Side 3 to from PL Rear 10 from  Maximum Height 32	
Maximum Height	- census tract $\underline{\mathcal{W}}$ traffic zone $\underline{\mathcal{B}}$
Department. The structure authorized by this application a Certificate of Occupancy has been issued by the Buil	proved, in writing, by the Director of the Community Development cannot be occupied until a final inspection has been completed and ding Department (Section 305, Uniform Building Code).
	to the project. I understand that failure to comply shall result in legal
Applicant Signature Dorald K, likerne	Date <u>/// -23-76</u>
Department Approval Kennie Ekwai	Date 10-23-96
dditional water and/or sewer tap fee(s) are required:	YER NO WIO NO TR 77601
Utility Accounting Kee Man	I $i$
	Date 10 -23 -96  E (Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

#### IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1. An outline of the PROPERTY LINES with dimensions.
- 2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
- 3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
- 4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
- 5. All existing or proposed STRUCTURES on the property, including FENCES.
- 6. All STREETS adjacent to the property and street names.
- 7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
- 8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
- 9. An arrow indicating the direction NORTH.

# ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



Front, STREET

2708 Eden Ct -