

FEE \$ - 10 -

BLDG PERMIT NO. 55000

TCP 425 -

# PLANNING CLEARANCE

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

TCP

## THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2717 Eden Court TAX SCHEDULE NO. 2701-253-07-023

SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1690

FILING 7 BLK 3 LOT 23 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Wylie Miller NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2681 Mazatlan Drive NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-6145 USE OF EXISTING BLDGS N/A

(2) APPLICANT Constructors West, Inc. DESCRIPTION OF WORK AND INTENDED USE: New Residence

(2) ADDRESS 2818 1/2 North Avenue

(2) TELEPHONE 241-5457

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  
from center of ROW, whichever is greater  
Side 5' from PL Rear 25' from PL  
Maximum Height 32'

Parking Req'mt \_\_\_\_\_  
Special Conditions \_\_\_\_\_

CENSUS TRACT 16 TRAFFIC ZONE 13

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 [Signature] Date 2-6-96

Department Approval [Signature] Date 2-7-96

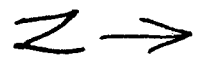
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8918

Utility Accounting [Signature] Date 2-8-97

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)

Miller Residence



ACCEPTED MR 2-8-96  
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.

147.1'

125'

205.15'

52'

56'

101'

20' wide  
Driveway

25.11'

DRIVEWAY  
LOCATION OK  
*J. K. [Signature]*  
2-7-96

102.28'

75.14'

27.17'

Eden Ct

Easement