

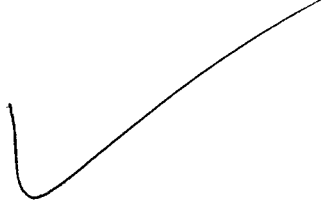
FEE \$	<u>10.00</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. 56379

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

3063-0590-134 Grand Junction Community Development Department



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 214 Epps Dr. TAX SCHEDULE NO. 2943-074-12-008  
 SUBDIVISION Epps Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 312  
 FILING - BLK 1 LOT 1/2 of Lot 12 SQ. FT. OF EXISTING BLDG(S) 654  
 (1) OWNER MARY Schendel NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 745 23 1/2 Rd NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT MARY Schendel USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 745 23 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: Bedroom + utility room - Living  
 (2) TELEPHONE 744 8640 unit

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 45%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32' CENSUS TRACT 0 TRAFFIC ZONE 30

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 Mary Schendel Date 6-5-96  
 Department Approval Ronnie Edwards Date 6-5-96

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

Utility Accounting D. Dohls Date 6/5/96

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)

PROPERTY LINES

43 ft

12' 4"

12' 4"

16'

New  
Bed Room

Utility Room

312  
P.L.

New

10'

NEW  
must be  
5'-0"

from  
prop. line  
6/5/96

24 8 + 2

ACCEPTED *Ronnie*  
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.

654 5 ft

Existing  
House

Existing

4 ft

16.6  
DRIVEWAY

214 Eppa Drive

FRONT