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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |

BLDG PERMIT NO. 56379

3003 0590134

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
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 N-A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10'x12'
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 675
 (1) OWNER Herbert N Wells Jr. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1606 Chipeta Ave
 (1) TELEPHONE 973-1282 Mesa 250-2589 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same as owner USE OF EXISTING BLDGS Living Space
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE Furnishing
 (2) TELEPHONE 250-2589 973-1282 construction Utility Room.

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 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32 CENS.T. 6 T.ZONE 30 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 Herbert N. Wells Jr. Date 4-1-96
 Department Approval Gonnie Edwards Date 4-1-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NA NO chg ins/F
 Utility Accounting Marshall Cole Date 4/1/96

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)

X X X 214 EPRS Dr. G.J. X city street X

Front

45'

33'

16'

Existing

adding addition here
10' x 10' Utility Room

Utility Room

slab

Drive way

Fence

Fence

5'

10'

12'

12'

25'

ACCEPTED Rennie 4/1/96
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.

Fence