

FEE \$	10 -
TCP \$	-0 -

BLDG PERMIT NO. 55773

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2915 Lily Pl.</u>	TAX SCHEDULE NO. <u>2945-014-14-004</u>
SUBDIVISION <u>Spring Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>400 sq ft</u>
FILING <u>3</u> BLK <u>8</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>1600'</u>
(1) OWNER <u>Gary Kelley</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2915 Lily Pl.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-9317</u>	USE OF EXISTING BLDGS <u>Resident</u>
(2) APPLICANT <u>Jim Mullis</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>2208 Mudgett</u>	<u>Bedroom + Bath addition</u>
(2) TELEPHONE <u>243-5184</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENS.T. <u>10</u> T.ZONE <u>21</u> 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 <u>Jim Mullis</u>	Date <u>Apr. 11, 1996</u>
Department Approval <u>Marcia Rabideaux</u>	Date <u>4-11-96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change in
 Utility Accounting Mullis Fowler Date 4-11-96 ^{S/F used}

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)

