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BLDG PERMIT NO. 59943

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2646 Heather Dr TAX SCHEDULE NO. 2701-353-12-007  
 SUBDIVISION Sunset Terray Repat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x25  
 FILING — BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2000 # ±  
 (1) OWNER Bill Cremmens NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2646 Heather Dr NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-5171 USE OF EXISTING BLDGS home  
 (2) APPLICANT James H. Draper DESCRIPTION OF WORK AND INTENDED USE: Garage  
 (2) ADDRESS 682 Moorland Ct add-on  
 (2) TELEPHONE 434-9128

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height 32' CENSUS 10 TRAFFIC 17 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 James H Draper Date 4-21-97  
 Department Approval Ronnie Edwards Date 4-21-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. 3021-7430-04-7  
 Utility Accounting Richardson Date 4-21-97

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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines 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 the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

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

