

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 160766

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

BLDG ADDRESS 235 Park Dr. TAX SCHEDULE NO. 2945-112-13004
 SUBDIVISION Park Lane SQ. FT. OF PROPOSED BLDG(S)/ADDITION 45
 FILING _____ BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Krieth Miller NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 235 Park Dr.
 (1) TELEPHONE 242-5701 NO. OF BLDGS. ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Pinyon Const. USE OF EXISTING BLDGS Garport
 (2) ADDRESS 1531 Pinyon Ave DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-5991 Garport to garage Add Storage

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 4 TRAFFIC 25 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).

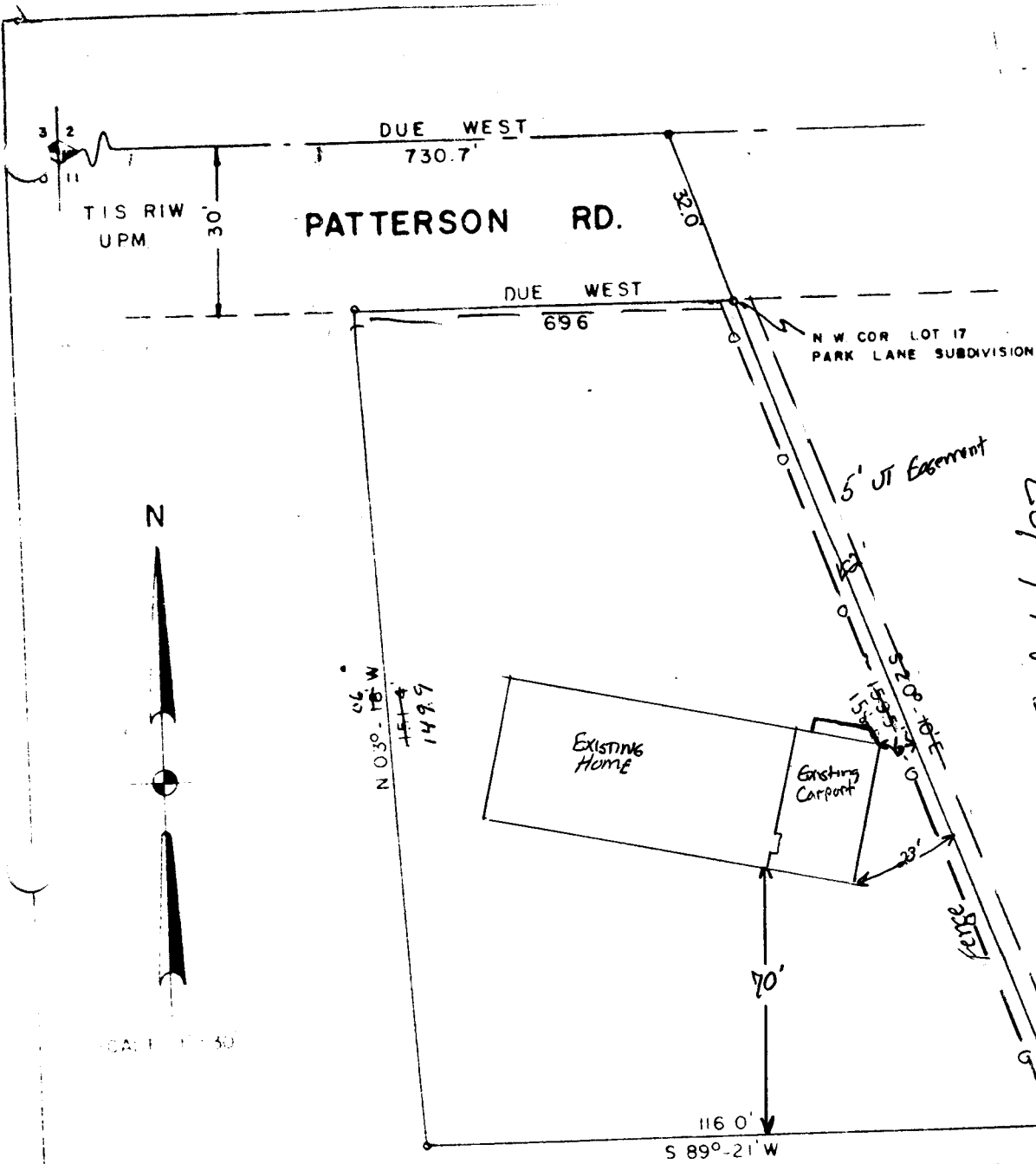
Applicant Signature [Signature] Date 6-11-97
 Department Approval [Signature] Date 6-11-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change
 Utility Accounting [Signature] Date 6/11/97

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)

of
Kampshwa's
Property



ACCEPTED SLC 6/11/97
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.

Beginning at a point from whence the NW Cor. of Sec. 11, T. 1S., R. 1W. of the UPM bears Due West a distance of 730.7 ft.; thence S. 20° 10' E., 32.0 ft. to the NE Corner of Lot 17, Park Lane Subdivision; thence S. 20° 10' E., 158.0 ft.; thence S. 89° 21' W., 116.0 ft.; thence N. 03° 08' W., 149.9 ft.; thence Due East 69.6 ft. to the NE Cor. of Lot 17, Park Lane Subdivision. The tract as described above contains 0.32 acres, more or less, and is subject to an easement of five (5) ft. width along the north and east boundaries for irrigation purposes; also subject to an easement of eight (8) ft. width along the south boundary. The tract is located in the NW⁴ of Sec. 11, T. 1S., R. 1W. of the Ute Principal Meridian, In Mesa County, Colorado.

The above description and plat are based on an actual field survey made under my direct supervision on November 16, 1962.

Doris C. Held
Prof. Engineer & Land Surveyor
Colo. Reg. No. 4589