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BLDG PERMIT NO. 107175

12413-7721

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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BLDG ADDRESS <u>134 El Coronado</u>	TAX SCHEDULE NO. <u>2945.121.01.015</u>
SUBDIVISION <u>El Coronado</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1150</u>
FILING _____ BLK _____ LOT <u>12</u>	SQ. FT. OF EXISTING BLDG(S) <u>2000*</u>
(1) OWNER <u>Ralph D Mulford</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>134 El Coronado</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242 0234</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Ralph D Mulford</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>134 El Coronado</u>	<u>Storage & Garage</u>
(2) TELEPHONE <u>242 0234</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req't _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>Cannot build over existing lot lines, must meet setbacks.</u>
Maximum Height <u>32'</u>	CENSUS _____ TRAFFIC _____ 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>Ralph D Mulford</u>	Date <u>9-23-98</u>
Department Approval <u>K. Valdez</u>	Date <u>9-23-98</u>

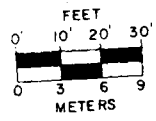
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. n/a no charge

Utility Accounting <u>Julie Venner</u>	Date <u>9-23-98</u>
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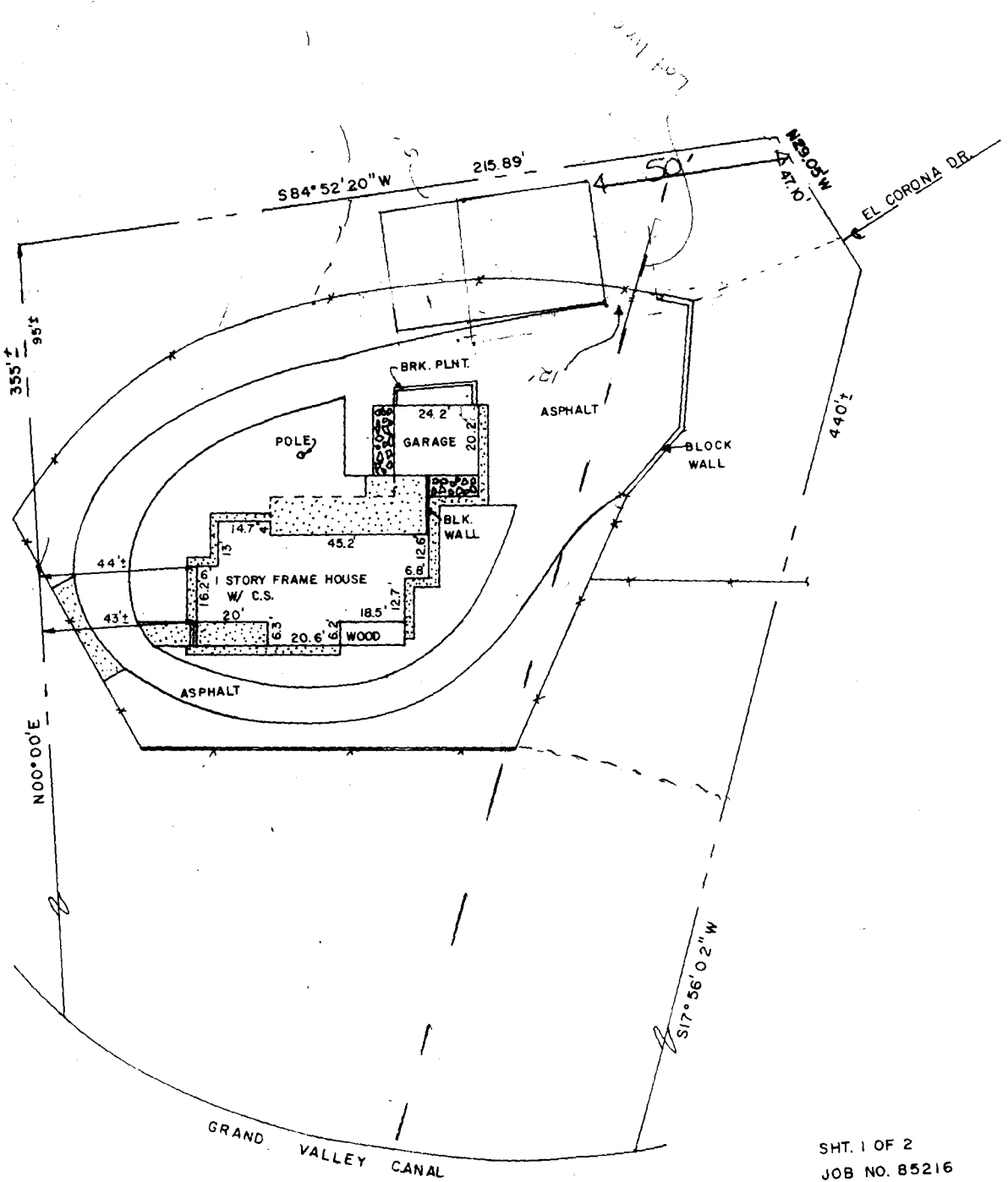
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *XV 9-23-98*
 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.



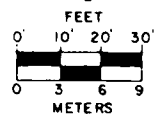
GJ12670
 134 EL CORONA DR.



SEE EXHIBIT A

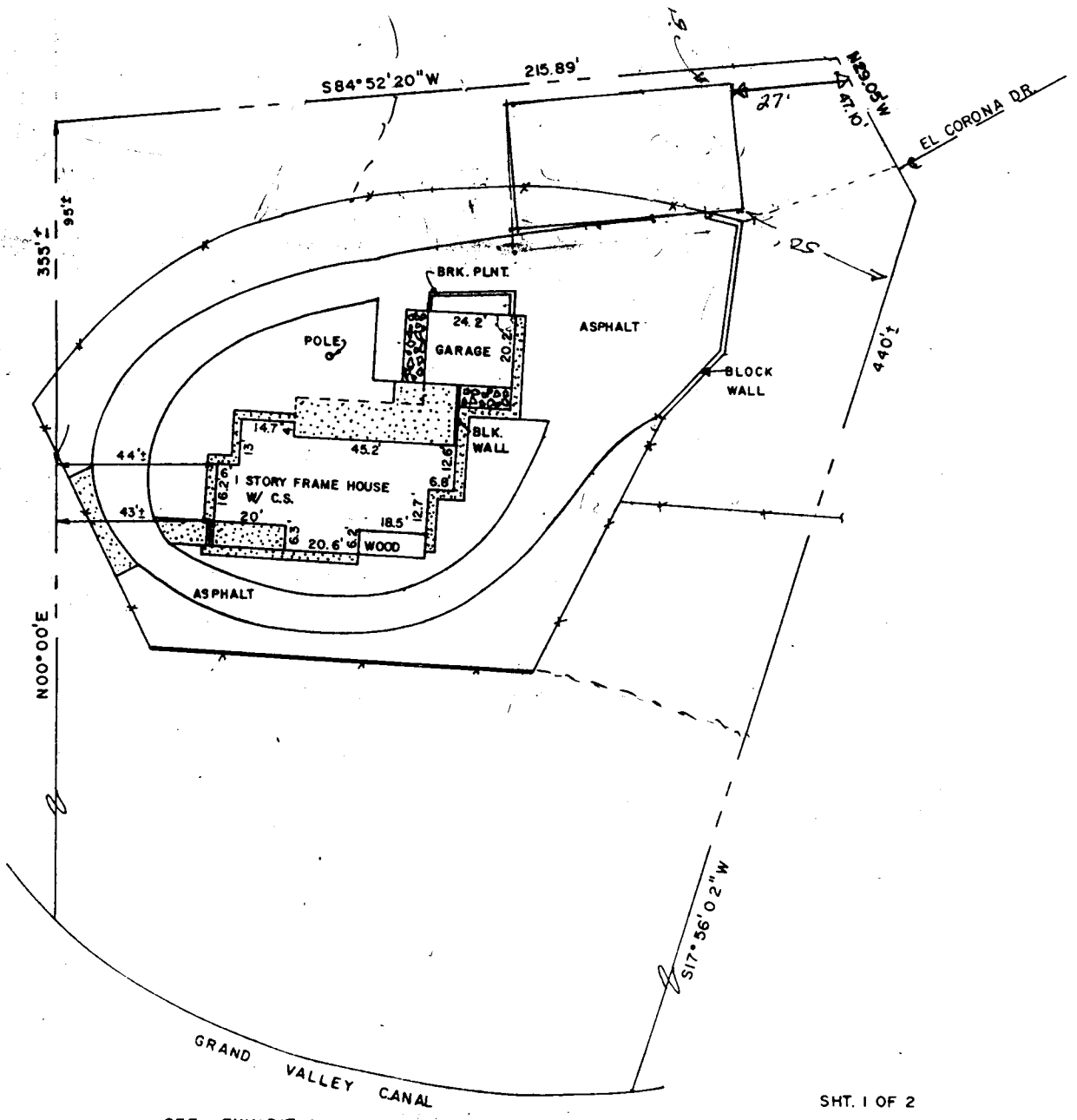
SHT. 1 OF 2
 JOB NO. 85216

ACCEPTED KV 9-23-98
 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.



GJ12670
 134 EL CORONA DR.

Amended
 ACCEPTED SLC 10-13-98
 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.



SEE EXHIBIT A

SHT. 1 OF 2
 JOB NO. 85216