

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. not req'd

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

BLDG ADDRESS 312 Zuni Dr. TAX SCHEDULE NO. 2945-244-07-007

SUBDIVISION Oplinger SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100

FILING BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1485 + 30

(1) OWNER Thomas E. & Jennie L. Lillpop NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 312 Zuni Dr., G.J., CO

(1) TELEPHONE 970-242-3914 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Thomas E. Lillpop USE OF EXISTING BLDGS dwelling & storage

(2) ADDRESS 312 Zuni Dr., G.J., CO DESCRIPTION OF WORK AND INTENDED USE: build a
storage shed & remove old shed

(2) TELEPHONE 970-242-3914

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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 3' to eave from PL Rear 3' to eave from PL Special Conditions _____
or easement width

Maximum Height 32' CENSUS 13 TRAFFIC 80 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 Thomas E. Lillpop Date 8-7-98

Department Approval Auto J. Costello Date 8-7-98

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

Utility Accounting [Signature] Date 8/7/98

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)

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Utility & Irrigation Easement

metal shed

5
6

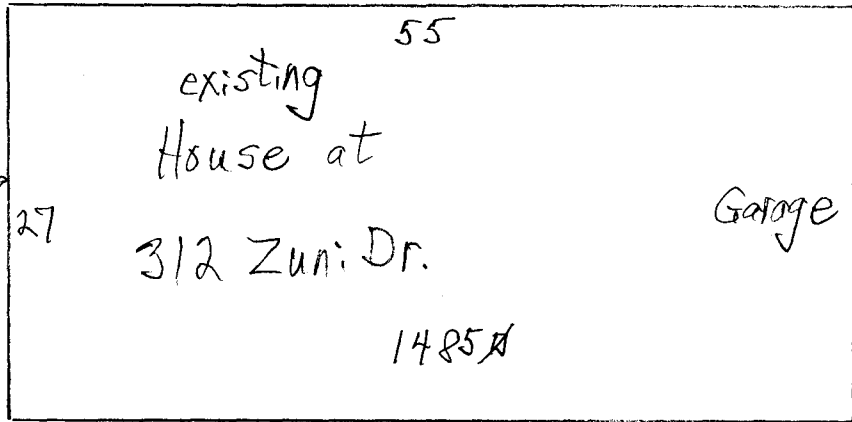
to be removed

Proposed frame shed on skids

10
10
6

ACCEPTED SLC 8-7-98
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.

125'



existing House at 312 Zuni Dr.

1485A

Garage

concrete drive



street

70'

15