

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 72591



Your Bridge to a Better Community

BLDG ADDRESS 107 Miriam SQ. FT. OF PROPOSED BLDGS/ADDITION ~~900~~ 286 <sup>KKA</sup>

TAX SCHEDULE NO. 2945-252-12-003 SQ. FT. OF EXISTING BLDGS 1053

SUBDIVISION Artesian Heights TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1953~~ 1339 <sup>KKA</sup>

FILING \_\_\_\_\_ BLK 4 LOT 3

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER Steve & Lesa Anthony

(1) ADDRESS 107 Miriam

(1) TELEPHONE 255-7481

USE OF EXISTING BUILDINGS home

(2) APPLICANT lesa Anthony

DESCRIPTION OF WORK & INTENDED USE Garage, KKA  
Enclose carport (detached)

(2) ADDRESS 107 Miriam

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC) w/ kitchen  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) Attaching

(2) TELEPHONE 255-7481

**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)  
 or 45' from center of ROW, whichever is greater Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 5' to eave from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' <sup>KKA</sup> Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 80 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

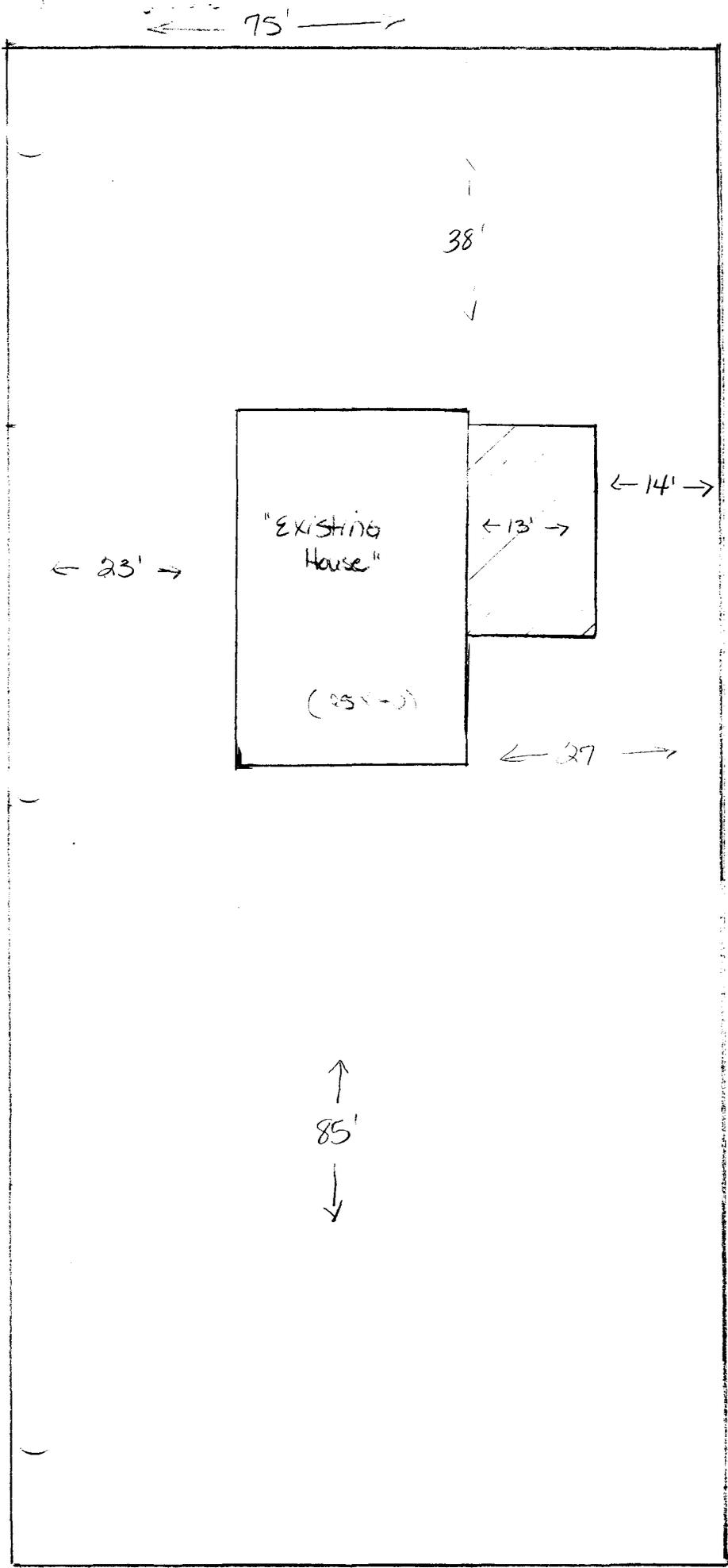
Applicant Signature lesa K. Anthony Date 10-7-99

Department Approval Ronnie Edwards Date 10-7-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Duro</u>	Date <u>10/7/99</u>		

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)



Steve & Kesa Anthony  
 107 Miriam  
 Grand Apt, CO 81503  
 255-7481 - home  
 245-5085 - work

10/25  
 Yusef Alragon  
 2015-2016  
 2017-2018  
 2019-2020  
 2021-2022  
 2023-2024  
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 2095-2096  
 2097-2098  
 2099-2100

- - 1 square = 415'
  - - New Addition / Close in Carport
- (TO SCALE)