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

BLDG PERMIT NO. 177413



Your Bridge to a Better Community

BLDG ADDRESS 541 Sparr St SQ. FT. OF PROPOSED BLDGS/ADDITION 15'x15'
TAX SCHEDULE NO. 294307402012 SQ. FT. OF EXISTING BLDGS 1200 sq ft
SUBDIVISION Parkerson TOTAL SQ. FT. OF EXISTING & PROPOSED 1425'
FILING _____ BLK 1 LOT 6 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Estella DeRush NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 541 Sparr Ct USE OF EXISTING BUILDINGS Single Family Dwelling
(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Bedroom
(2) APPLICANT GCM Enterprises TYPE OF HOME PROPOSED:
(2) ADDRESS 528 S Westgate Dr Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 248-0025 _____ Other (please specify) _____

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 RMF-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height 35' CENSUS 6 TRAFFIC 30 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 Shan [Signature] Date 10-26-00
Department Approval Ronnie Edwards Date 10-26-00

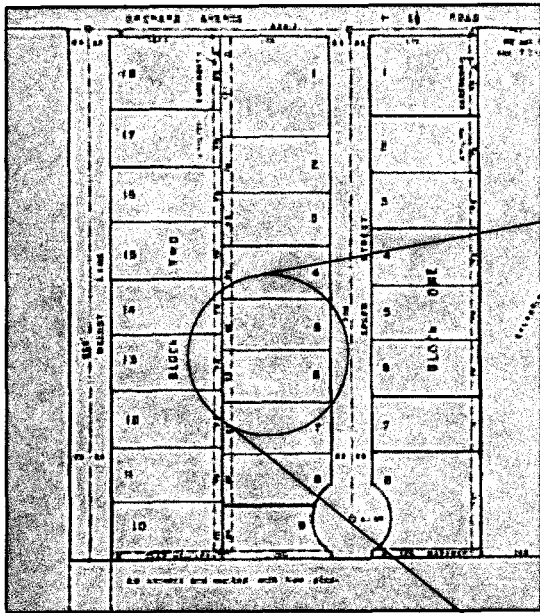
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>10/26/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

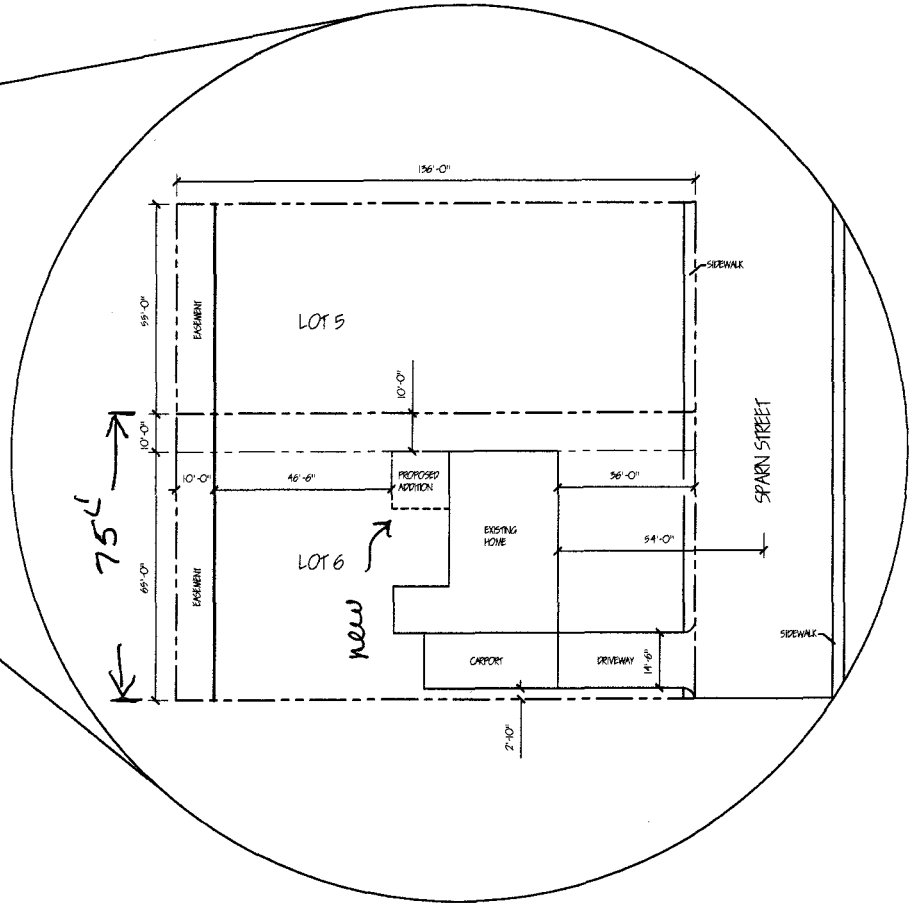
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 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.

Ronnie 10/26/00



2 SUBDIVISION PLAN
 C-1 NOT TO SCALE



2 SITE PLAN
 C-1 NOT TO SCALE

PROJECT LOCATION
 541 SPARN
 GRAND JUNCTION
 CO. 81501

DERUSH RESIDENCE
 SITE PLAN



ISSUE	
NUMBER: 1	DATE: 10-29-00
DRAWN BY: SHANE FOOTE	
ACCEPTED BY:	
DATE:	
SCALE: NOT TO SCALE	
SHEET:	

C-1