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

BLDG PERMIT NO. 80008



Your Bridge to a Better Community

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BLDG ADDRESS 116 Epps Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sqft
 TAX SCHEDULE NO. 2943-074-12-015 SQ. FT. OF EXISTING BLDGS 10,42.97 sqft
 SUBDIVISION Epps Subd TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 1 LOT 8 & 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Todd R & Pamela J Miracle NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 116 Epps Dr. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE (970) 242-4127 DESCRIPTION OF WORK & INTENDED USE Garage
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS 1 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 7 TRAFFIC 99 ANN# _____

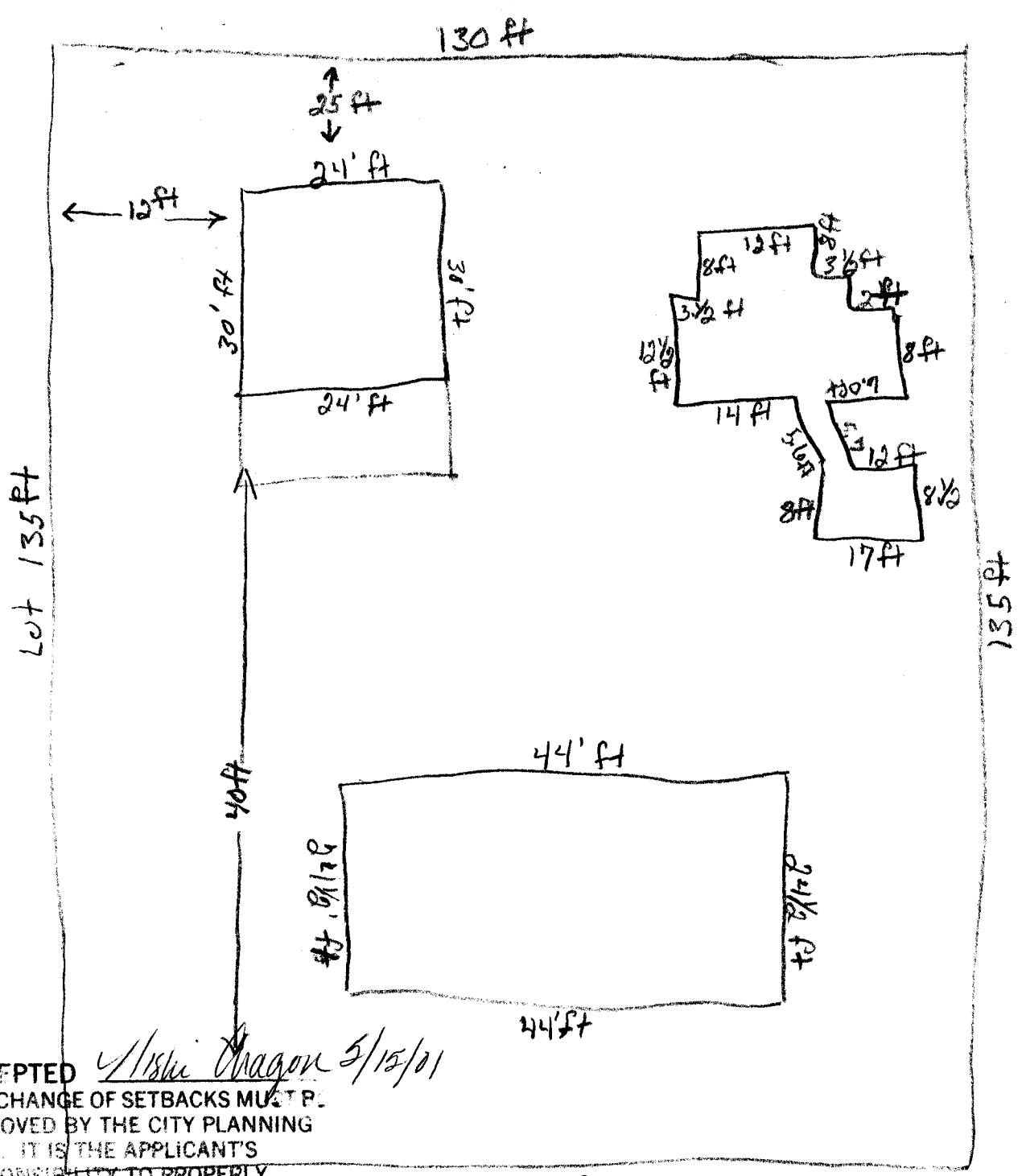
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Todd Miracle Date 5-15-2001
 Department Approval Wishu Aragon Date 5/15/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>K. Hunt</u>	Date	<u>5/15/01</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 *Alisa Dragon 5/15/01*
 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.

Lot 130 ft

Epps Dr.