

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79134



Your Bridge to a Better Community

X

BLDG ADDRESS 235 PARK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 277

TAX SCHEDULE NO. 2945-112-13-004 SQ. FT. OF EXISTING BLDGS 2400 INCL. BASEMENT

SUBDIVISION Park Lane Subd. TOTAL SQ. FT. OF EXISTING & PROPOSED 2677

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

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

(1) OWNER KEITH MILLER

(1) ADDRESS 235 PARK DR. USE OF EXISTING BUILDINGS DWELLING

(1) TELEPHONE 242-5701

(2) APPLICANT JAMES B ROBERTS DESCRIPTION OF WORK & INTENDED USE 1 ROOM ADDITION RESIDENCE

(2) ADDRESS 2591 B 3/4 ROAD TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 255-8111

**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-5 Maximum coverage of lot by structures 60%

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 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 4 TRAFFIC 10 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).

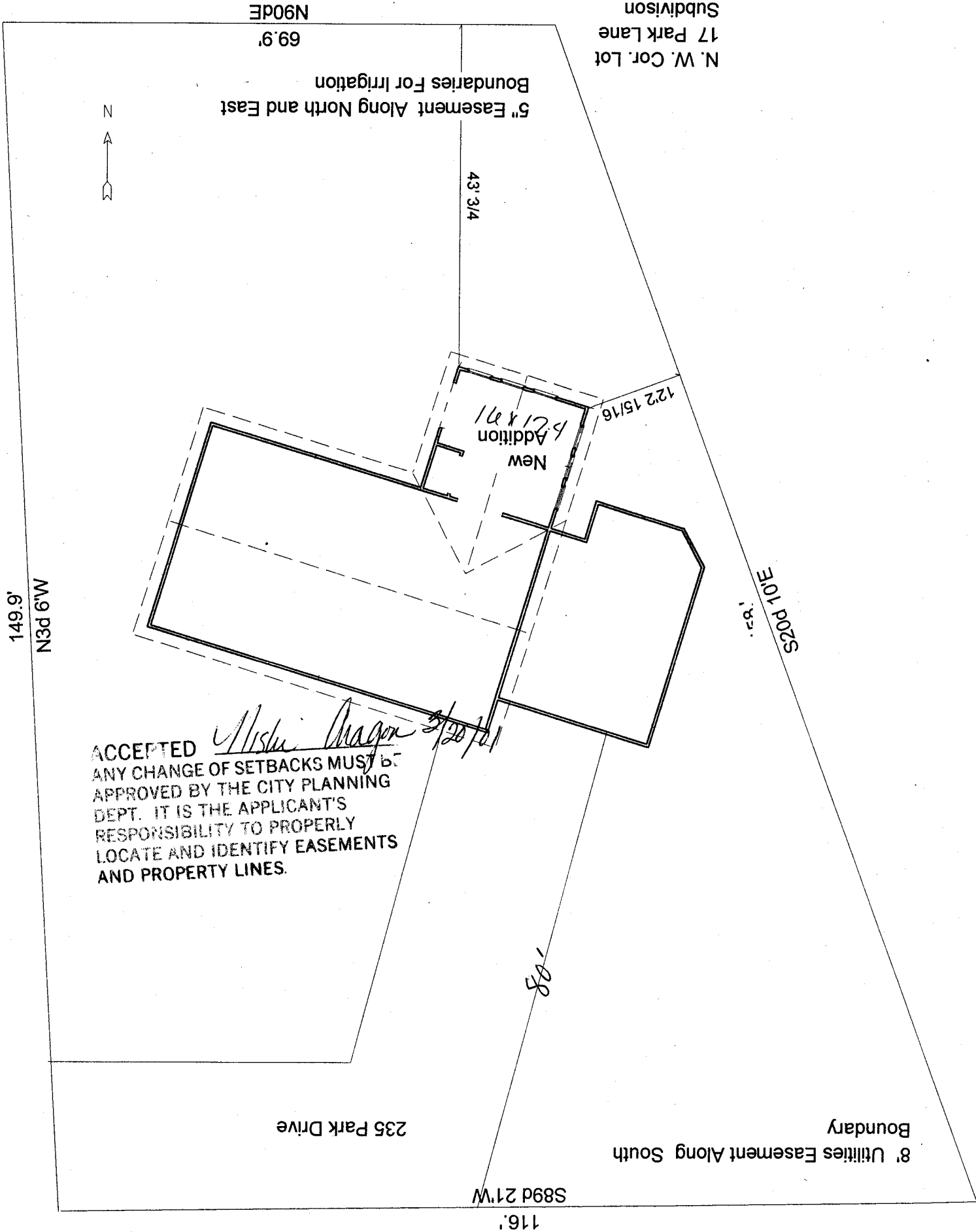
Applicant Signature Benny Roberts Date 3/20/01

Department Approval Misha Magon Date 3/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>RFH</u>	Date	<u>3/20/01</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)



N. W. Cor. Lot  
17 Park Lane  
Subdivision

69.9' N90DE  
5" Easement Along North and East  
Boundaries For Irrigation



43' 3/4

New  
Addition  
4.21 x 12.1

12.2' 15/16

S101 P022S  
1.8'

149.9'  
N3d 6'W

ACCEPTED *Misha Magan 9/20/21*  
 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.

1.08

235 Park Drive

8' Utilities Easement Along South  
Boundary

S89d 21'W

116.1'