

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 538 Sparrn St  
 Parcel No. 2943-074-01-013  
 Subdivision Parkerson  
 Filing \_\_\_\_\_ Block 1 Lot 8

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 204  
 Sq. Ft. of Lot / Parcel 17816  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jeffrey + Catherine Miller  
 Address 538 Sparrn St  
 City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Jeffrey + Catherine Miller  
 Address 538 Sparrn St  
 City / State / Zip Grand Junction CO 81501  
 Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Addition of Dining room

**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 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Cat Miller Date 1/22/04  
 Department Approval B. Paulson Date 11/22/04

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

Utility Accounting Debi Overholt Date 11/22/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



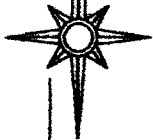
# CANNON SURVEYING

ILC'S  
BOUNDARY  
CONSTRUCTION

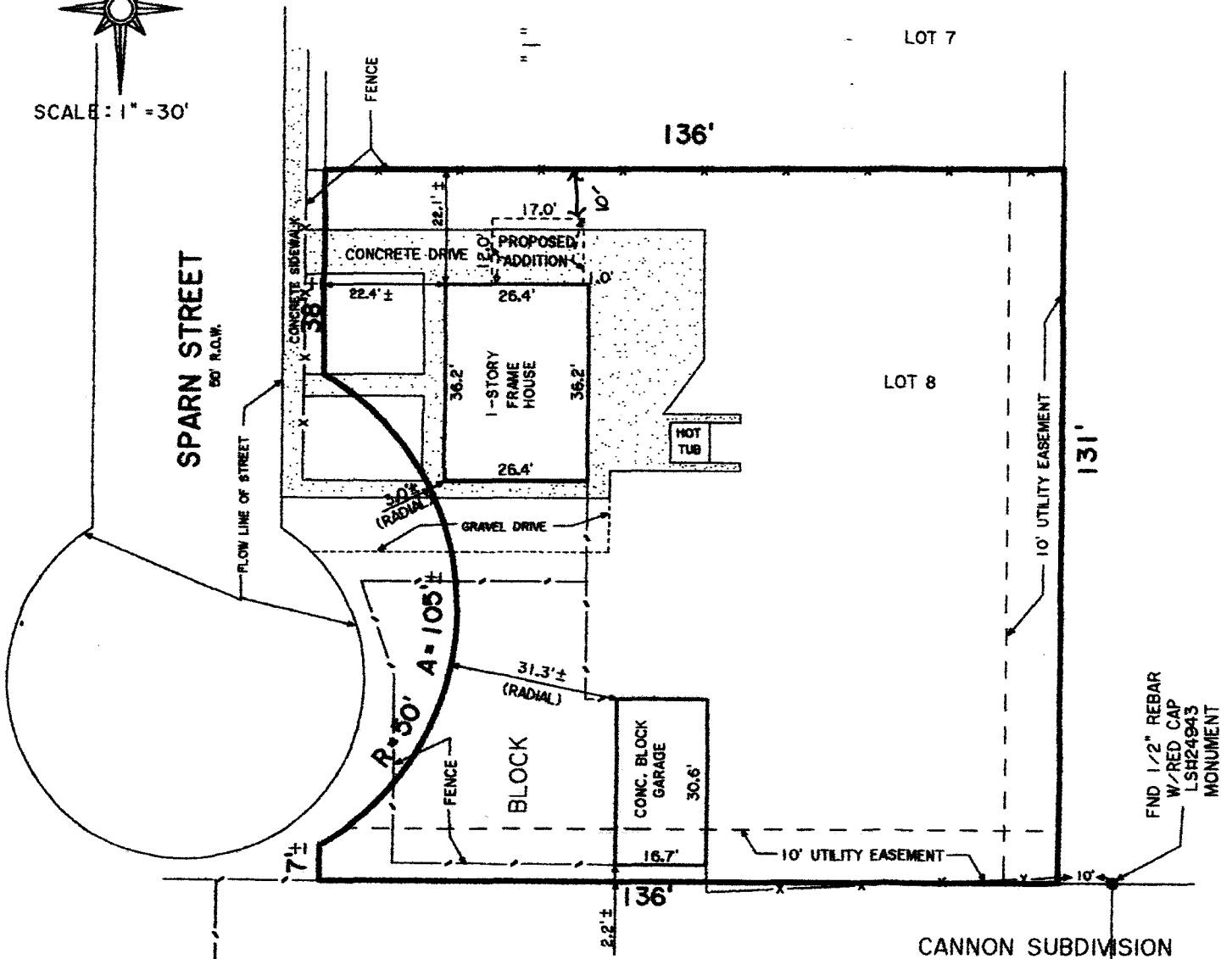
3847 N. River Road Palisade, CO 81526 (970) 464-6595 Fax (970) 464-6585

## IMPROVEMENT LOCATION CERTIFICATE

NORTH



SCALE: 1" = 30'



ACCEPTED *B. Paulson 11/26/04*

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.

NOTES:

1. A BOUNDARY SURVEY IS RECOMMENDED.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

= Covered    = Overhang

PURCHASER: JEREMIAH C. GILLIAM

### LEGAL DESCRIPTION

LOT 8 IN BLOCK 1 OF PARKERSON SUBDIVISION.