

FEE \$ 10.00

BLDG PERMIT NO. 51412

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3007-1940-05-7

*TOP - No TCP -
residence existing
prior to this
construction*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2817.5 Elrod AVE TAX SCHEDULE NO. 2943-073-00-081

SUBDIVISION Old N SQ. FT. OF PROPOSED BLDG(S) ADDITION 960

FILING _____ BLK _____ LOT 081 SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Habitat For Humanity NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS P.O. Box 4947

(1) TELEPHONE 242-5211 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Clarence Schroeder USE OF EXISTING BLDGS _____

(2) ADDRESS 4212 27 1/2 rd B. J. DESCRIPTION OF WORK AND INTENDED USE: single

(2) TELEPHONE 2448585 family dwelling

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 _____ from center of ROW, whichever is greater Parking Req'mt 2 spaces

Side 5 from PL Rear 15 from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 3

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Clarence Schroeder Date 2/21/95

Department Approval Kathy Portner Date 2/21/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. by final sale

Utility Accounting Judy Skye Date 2/21/95 11/14/00

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

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