

DATE SUBMITTED: 4-7-93

PERMIT NO. #44607 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 803 Elm Ave. SQ. FT. OF BLDG: 750 sq. ft.

SUBDIVISION _____ SQ. FT. OF LOT: 50x100

FILING # _____ BLK # 14 LOT # 21 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-114-14-010 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Marilyn Cumber USE OF EXISTING BUILDINGS: Home + garage

ADDRESS 803 Elm Ave DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 245-8898 _____

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8 FLOODPLAIN: Designated YES _____ NO

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 15' CENSUS TRACT: 5 TRAFFIC ZONE: 33

MAXIMUM HEIGHT 32' PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

M. Potts
Department Approval

Gronne Lane
Applicant Signature

✓ 4-7-93
Date Approved

4-7-'93
Date

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

S

54'

New Addition

8'

23'

W of House

803 ELM

N

ACCEPTED *MP H-1-93*
 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.