

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2424 Elm TAX SCHEDULE NO. 2945-124-09-023
 SUBDIVISION Wilcox + Bixby Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360
 FILING _____ BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1000 ±
 (1) OWNER Gerald Gallegos NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2424 Elm NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245-9217 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Republic Carports DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2764 Cypress Dr # 208 Detached Garage
 (2) TELEPHONE 241-8152

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 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 31

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 J Murray Martin Date 8-30-94
 Department Approval Bonnie Edwards Date 8-30-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jackie S. Berry Date 8/30/94

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)

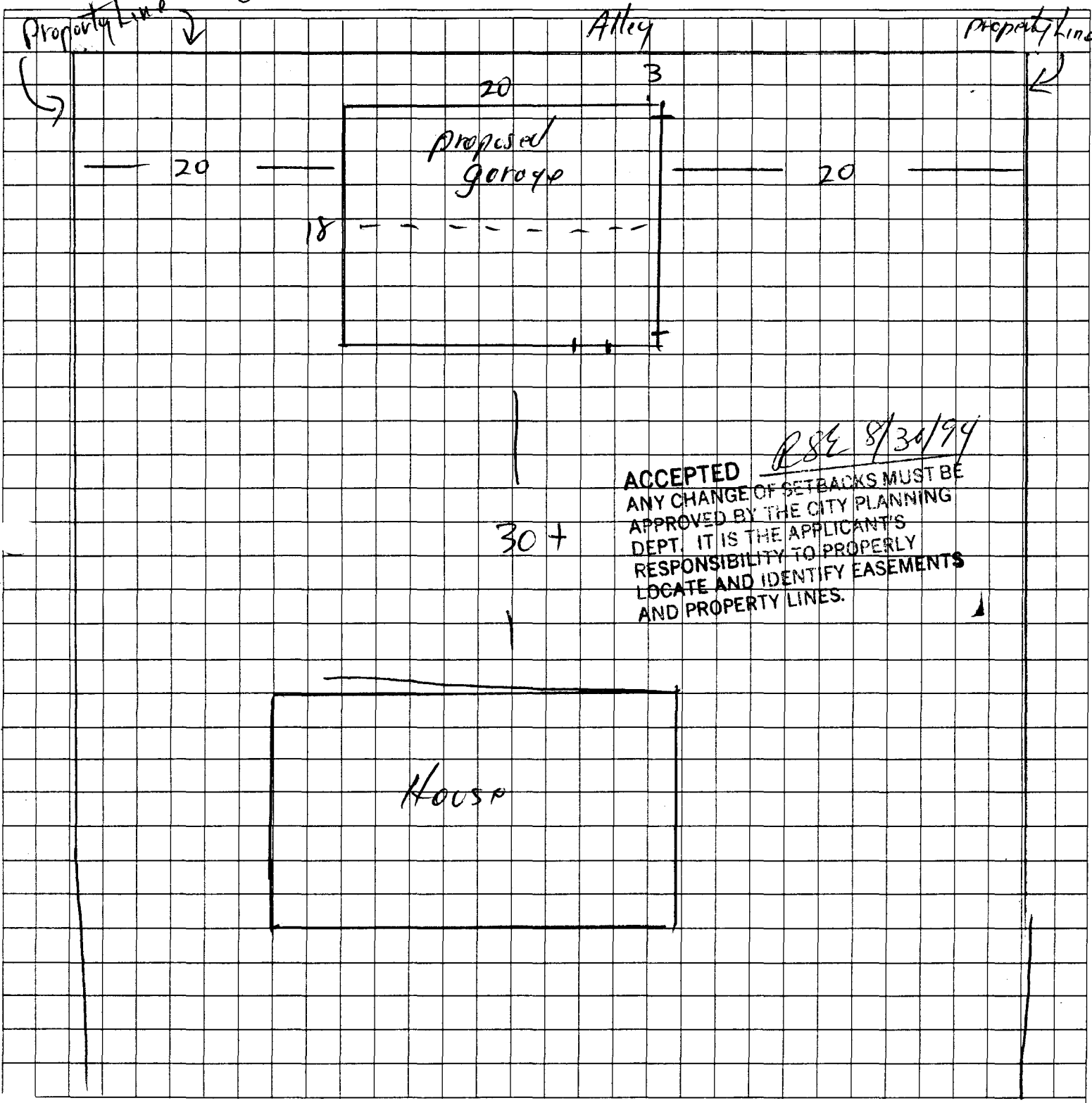
WORK SHEET

DATE _____

NAME Gerald Gallegos

ADDRESS 2424 Elm

CITY Grand Junction PHONE _____



NO VERBAL AGREEMENTS RECOGNIZED

By _____ Purchaser _____

By _____ Co-Purchaser _____