

FEE \$ N/C

BLDG PERMIT NO. 48988

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

7-1930-033 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2817 Elm Ave TAX SCHEDULE NO. 2943 073 00080
 SUBDIVISION 0 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 450
 FILING 0 BLK 0 LOT 0 SQ. FT. OF EXISTING BLDG(S) 39 x 26
 (1) OWNER James & Sharon Landis NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Same
 (1) TELEPHONE 303-242-9277 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Residence
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: Remodel
 (2) TELEPHONE " add 2 Bedrooms & Bath & stairs
in attic of existing house - 3/4

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 5' from PL Rear 15' from PL Special Conditions INTERIOR Remodel
 Maximum Height 32' only
 CENSUS TRACT 60 TRAFFIC ZONE 30

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 James Landis Date 6-1-94
 Department Approval Bonnie Edwards Date 6-1-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Melba Fowler Date 6-1-94
no change in use

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)