

FEE \$ 5.00

BLDG PERMIT NO.

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3 7-2800-22-7

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2841 Elm TAX SCHEDULE NO. 2943-073-00-090  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6' X 31'  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 3' X 12'-2"  
 (1) OWNER MJ + Jay Hunt NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 327, 33rd Palisade  
 (1) TELEPHONE 434-7824 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT M. Same USE OF EXISTING BLDGS home + garage  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: garage  
 (2) TELEPHONE \_\_\_\_\_ addition

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 R5F-8 Maximum coverage of lot by structures 45%  
 SETBACKS: <sup>Accessory</sup> Front \_\_\_\_\_ from property line (PL) or  
 \_\_\_\_\_ 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 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 MJ Hunt Date \_\_\_\_\_  
 Department Approval Kathy Portman Date 9/21/94

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

Utility Accounting Millie Fowler Date 9-21-94

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

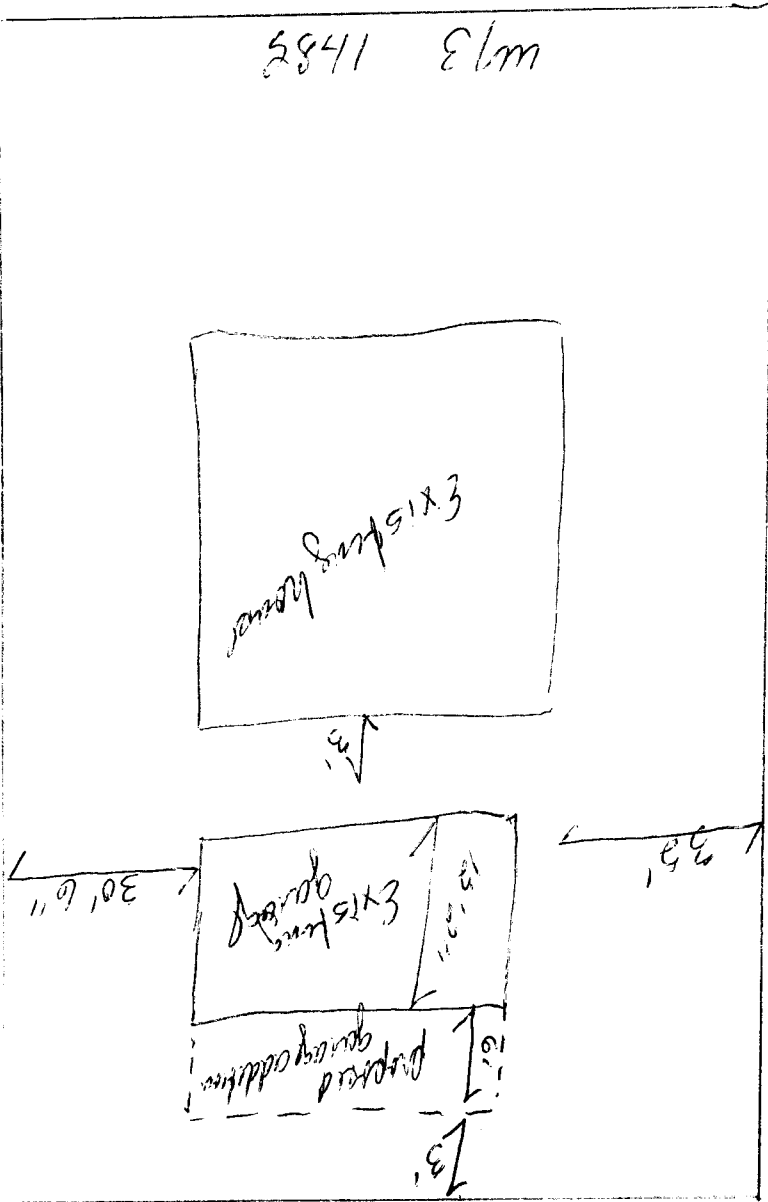
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

no change in 9/Fuse

Elm Ave



5841 Elm



ACCEPTED *KP 9/21/94*  
 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.