

FEE \$

BLDG PERMIT NO. 49963

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3-1-1290-13-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 889 Texas Avenue TAX SCHEDULE NO. 2945-114-13-019

SUBDIVISION Nelms SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384

FILING _____ BLK _____ LOT 12 SQ. FT. OF EXISTING BLDG(S) 830

(1) OWNER Spencer & Cynthia Pearse (J) NO. OF DWELLING UNITS
 BEFORE: one AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 889 Texas Avenue NO. OF BLDGS ON PARCEL
 BEFORE: one AFTER: two THIS CONSTRUCTION

(1) TELEPHONE 241-9615 USE OF EXISTING BLDGS Dwelling

(2) APPLICANT Spencer R. Pearse DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 889 Texas Avenue One 16' x 24' Garage for storage use.

(2) TELEPHONE 241-9615

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 5 TRAFFIC ZONE 33

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 Spencer Pearse Date 9/13/94

Department Approval Ronnie Edwards Date 9/13/94

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

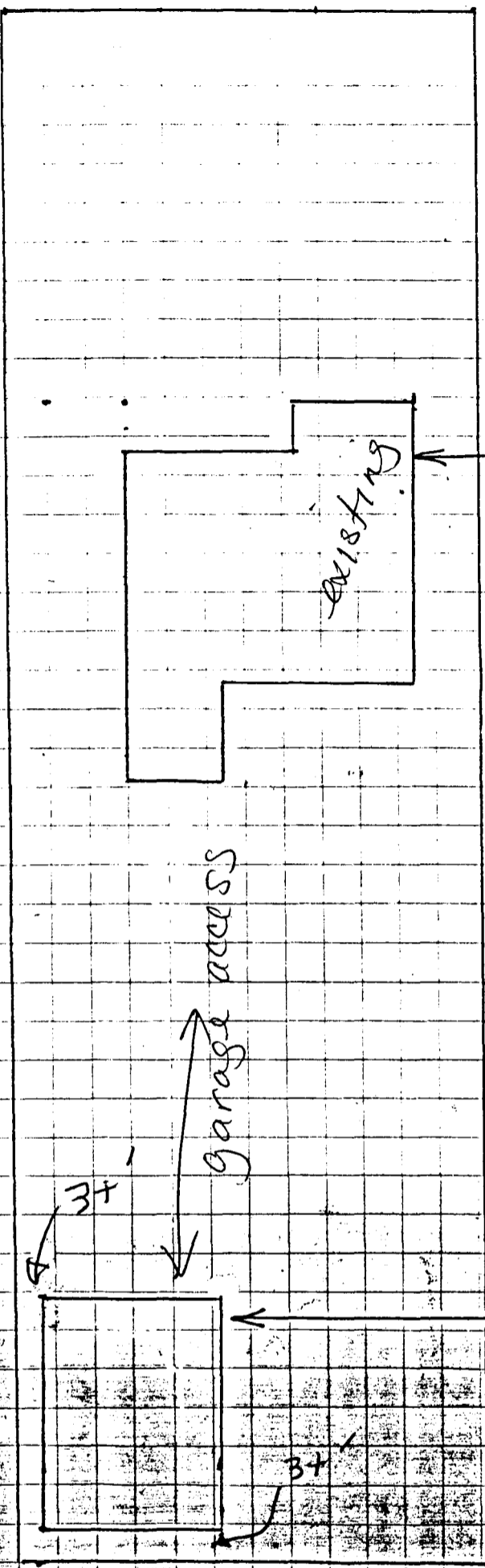
Utility Accounting Mellie Fowler Date 9-13-94 - no change in S/F use

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)

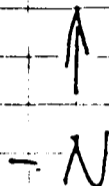
From
889 Texas
Ave.

1" = 16'



ABUSE = 840 ft²

LOT = 50x160
= 8000 ft²



ACCEPTED
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.

PSE 9/13/94

PROPOSED
16x24

Alley