

FEE \$ 5.00

BLDG PERMIT NO. 49082

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

3020-0360-20-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2851 Texas Ave TAX SCHEDULE NO. 2943-074-06-003

SUBDIVISION Cottonwood ^{Madolis} Mobile Home SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,040

FILING - BLK 2 LOT 19 Est. SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER DAVID A. SEXTON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2851 TEXAS AVE.

(1) TELEPHONE 256 2583 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ place new ~~mobile~~ maint. housing

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 _____

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 _____

Maximum Height _____

CENSUS TRACT 4 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 [Signature] Date 6/28/94

Department Approval [Signature] Date 6-28-94

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

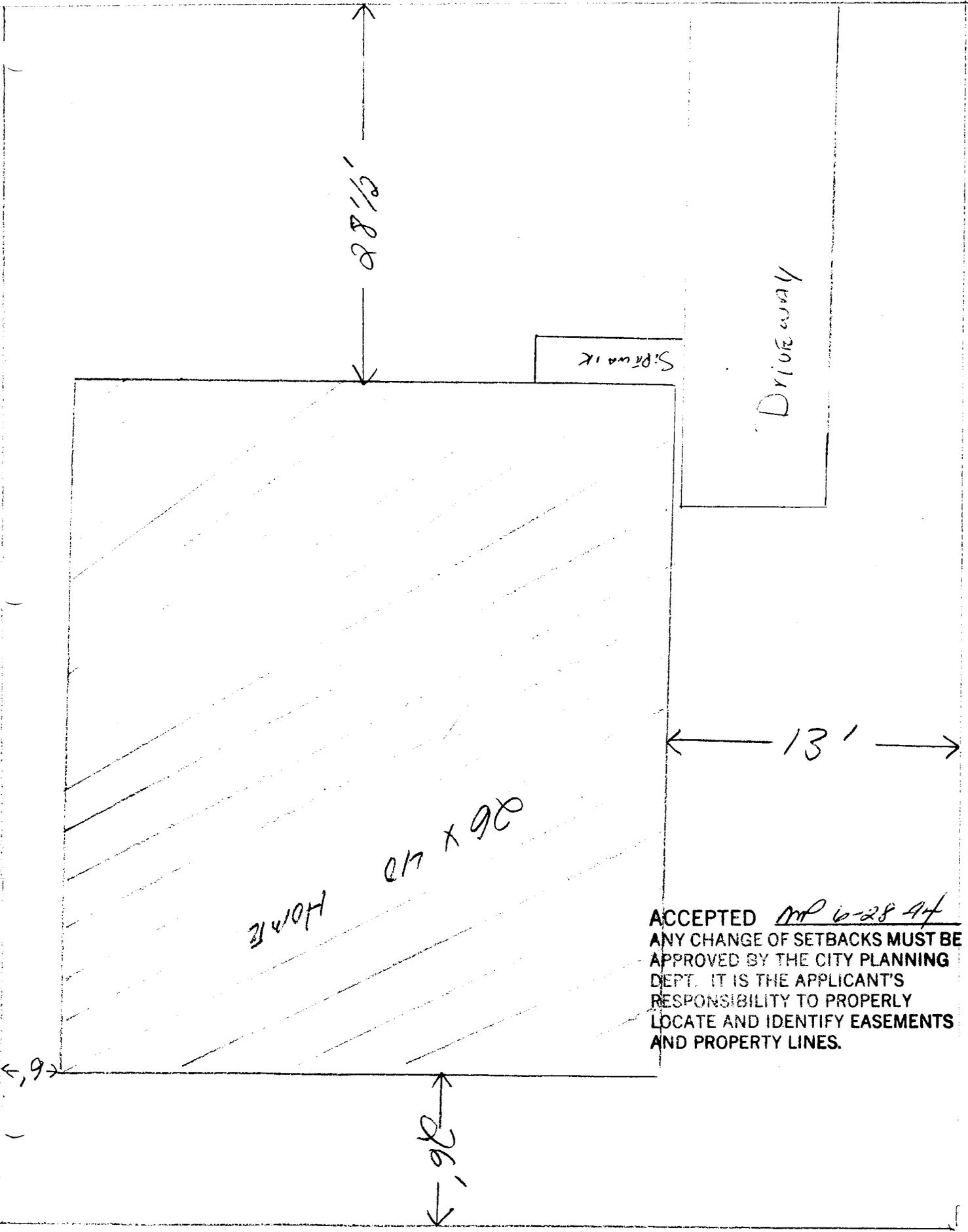
Utility Accounting Mellie Fowler Date 6-28-94

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)

TRUCK

LOT SIZE = 46 x 42



ACCEPTED MP 6-28-97
 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.