

FEE \$	1000
TCP \$	—

BLDG PERMIT NO. 53886

*UPC
JCP*

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

3007-1740-05-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2623 Elm</u>	TAX SCHEDULE NO.	<u>2945-124-22-023</u>
SUBDIVISION	<u>Second Hillen Resubdivision</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>810 sq ft.</u>
FILING # <u>45'</u> BLK <u>3</u> LOT <u>1</u>		SQ. FT. OF EXISTING BLDG(S)	<u>1054 sq ft.</u>
(1) OWNER	<u>RAY BALL</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) ADDRESS	<u>2623 Elm Av.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) TELEPHONE	<u>242-9225</u>	USE OF EXISTING BLDGS	<u>Living</u>
(2) APPLICANT	<u>RAY BALL</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Garage</u>
(2) ADDRESS	<u>2623 Elm Av.</u>		<u>parking + storage addition</u>
(2) TELEPHONE	<u>242-9225</u>		

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	<u>RSF-8</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20</u> from property line (PL)	Parking Req'mt	_____
or	<u>45</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>5'</u> from PL		
Rear	<u>15'</u> from PL		
Maximum Height	_____	CENS.T.	<u>60</u> T.ZONE <u>31</u> ANN#

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	<u>Ray Ball</u>	Date	<u>10-24-95</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>10-24-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in 3/F use

Utility Accounting	<u>Millie Fowler</u>	Date	<u>10-25-95</u>
--------------------	----------------------	------	-----------------

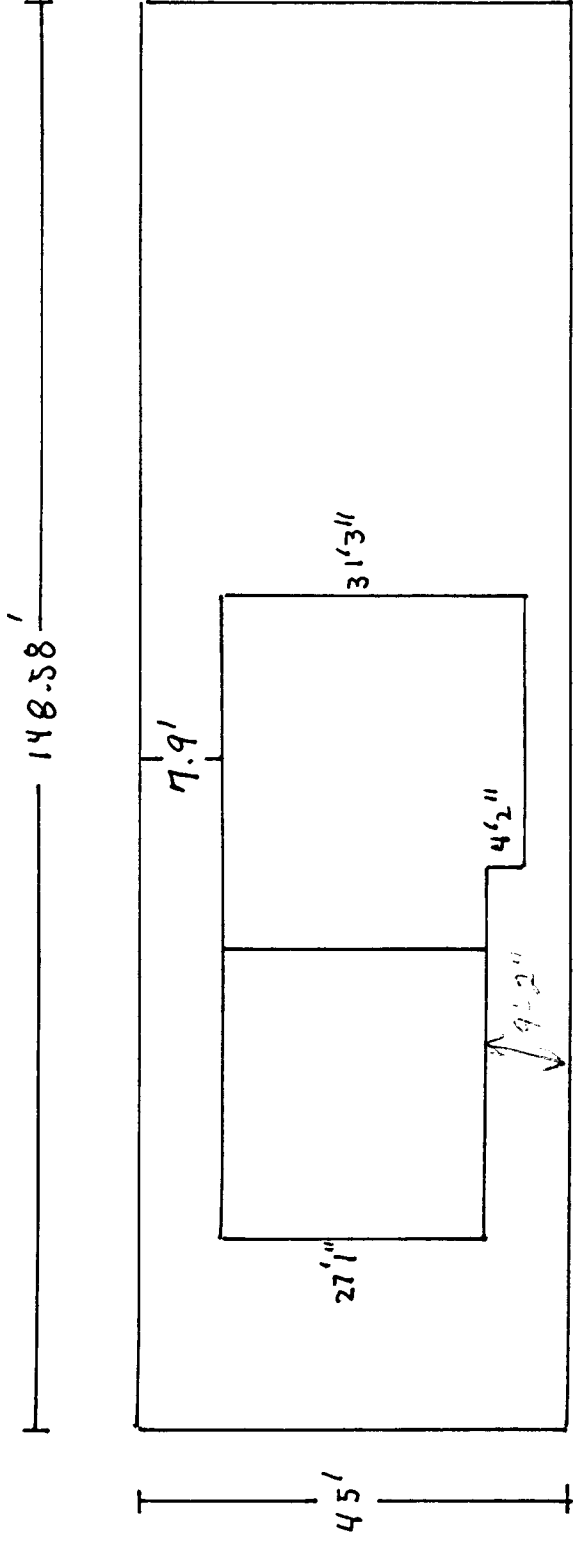
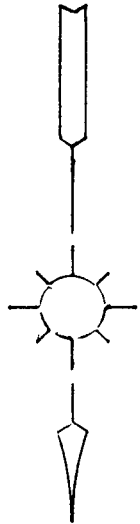
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Rennie* 10/24/95
 ANY CHANGE OF RECORDS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2623 Elm Avenue

Scale 1/2" = 10'



ELM AVE. (FRONT)

