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BLDG PERMIT NO.

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

#3007 1750 084

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2629 ELM AVE TAX SCHEDULE NO. 294512422028

SUBDIVISION HOULTONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15 B.Y. 14

FILING BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 980

(1) OWNER GLEN WATKINS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2629 ELM AVE

(1) TELEPHONE 245-0758 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS home

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

(2) TELEPHONE _____ attached garage

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENS.T. 6 T.ZONE 31 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 Glen Watkins Date 11-13-95

Department Approval Ronnie Edwards Date 11-13-95

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

Utility Accounting Andy Daluh Date 11/13/95

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)

28 Rd & Canal

P. 2

Front
2629 Elm Ave

P. 2

60 FT

15 FT
120 FT

9 FT HEIGHT

GARAGE

16 FT

60 FT

10056

6'

ACCEPTED *Ronnie* 4/13/25
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.

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