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BLDG PERMIT NO. 52287

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2871 ELM AVE TAX SCHEDULE NO. 2943-074-20-002
 SUBDIVISION WAGNER SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 608 sq. Ft.
 FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 970 sq. Ft.
 (1) OWNER MARCIE K. JOHNSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2871 ELM AVE
 (1) TELEPHONE 241-4116 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS MY HOME
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ PATIO COVER (11' x 32')

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 RSE-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions Front yard setback of 45 from a needed
 Maximum Height _____ CENS.T. _____ T.ZONE _____ 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 Marcie K. Johnson Date 5/26/95
 Department Approval Tom Dixon Date 26 May 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3008-0510-10-7
 Utility Accounting Richardson Date 5-26-95

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)