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BLDG PERMIT NO. 54184

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

PC

3020-0540-05-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2853 1/2 Elm Dr TAX SCHEDULE NO. 2943-074-07-006
 SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x60
 FILING _____ BLK 3 LOT 22 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Carol S. White NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2853 1/2 Elm Dr NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-9103 USE OF EXISTING BLDGS _____
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Same
 (2) TELEPHONE _____ replacing an existing mobile home

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 Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____ CENS.T. 6 T.ZONE 30 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).

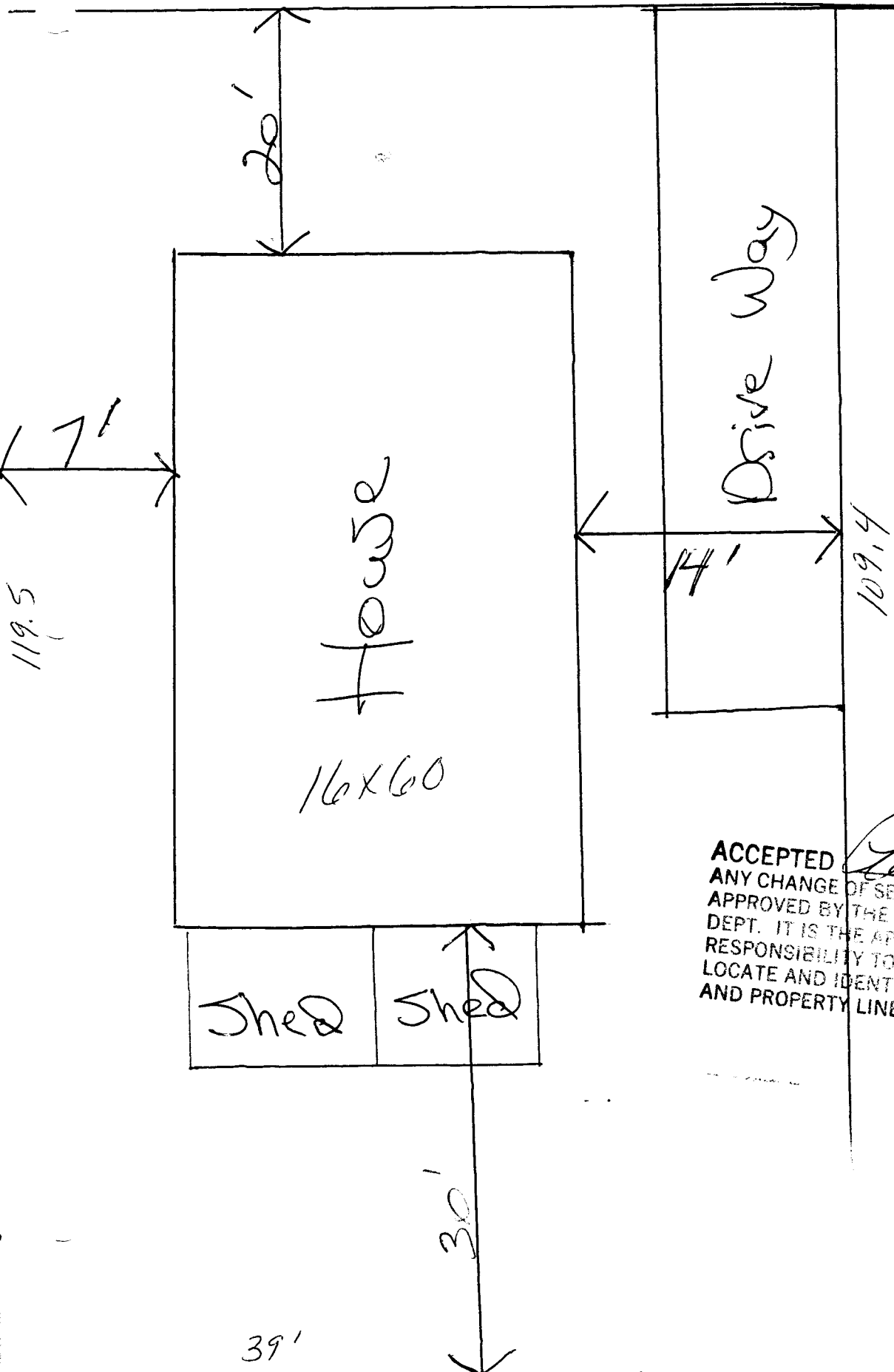
Applicant Signature Carol S. White Date 11/17/95
 Department Approval Ronnie Edwards Date 11/17/95
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
 Utility Accounting Millie Fowler Date 11-17-95

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)

40'

2853 1/2 Elm Dr.



ACCEPTED *Donnie* 11/17/25
 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.

39'