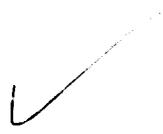


FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56008

7009-0350-031

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2834 1/2 ELM AV. TAX SCHEDULE NO. 2943-073-03-003
SUBDIVISION Faulkner Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500
FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 1500
(1) OWNER LILIAN LEE NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2834 1/2 ELM AV.
(1) TELEPHONE 242-0665 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT FISHER Const. USE OF EXISTING BLDGS None
(2) ADDRESS P.O. BOX 40715 GJ DESCRIPTION OF WORK AND INTENDED USE: ADDING
(2) TELEPHONE 256-4640 ON TO EXISTING BEDROOMS, TO ENLARGE

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 4590
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 50' from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height 32'
CENSUS TRACT 6 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 Michael Fisher Date 5/3/96
Department Approval Marcia Rubideaux Date 5-3-96

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

Utility Accounting Callendrick Date 5-3-96

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 MR 5-3-94
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.

