

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 57649

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1938 Ouray Ave. TAX SCHEDULE NO. 2945-131-19-039 ✓

SUBDIVISION Parkland Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 364 sq. ft.

FILING BLK 2 LOT 20 SQ. FT. OF EXISTING BLDG(S) 288 sq. ft. (Carport)

(1) OWNER Scott + Laurena Davis NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1938 Ouray Ave. NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE (970) 242-2687 USE OF EXISTING BLDGS Single family residence and Carport

(2) APPLICANT Scott + Laurena Davis DESCRIPTION OF WORK AND INTENDED USE: Tear down

(2) ADDRESS 1938 Ouray carport and construct enclosed shed.

(2) TELEPHONE (970) 242-2687

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 _____ from center of ROW, whichever is greater

Side 3' from PL Rear 3' from PL Special Conditions _____
to rear

Maximum Height _____ CENSUS TRACT 7 TRAFFIC ZONE 38

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 Scott and Laurena Davis Date 9-19-96

Department Approval Blonnie Edwards Date 9-20-96

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

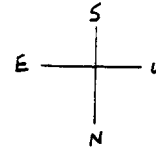
Utility Accounting Mellie Fowler Date 9-20-96

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)

OURLAY Ave.

sidewalk



House
1938 Ouray Ave.

Driveway

3'7"

Existing Structure
(carport)

(Proposed Structure)

11'

ACCEPTED

[Signature] 9/30/96

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.

Alley