

FEE \$ 10⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 57738

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

9010-4560-01-7 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2962 N. Rowlin Ave TAX SCHEDULE NO. 2943-081-37-002
 SUBDIVISION Cady Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240 (12x20 ft)
 FILING 3[#] BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) Home 1240 storage shed 120 sq. ft.
 (1) OWNER Carl Egbert NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2962 N. Rowlin Ave.
 (1) TELEPHONE 241-4236 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS Home + storage shed
 (2) ADDRESS 2962 N. Rowlin Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-4236 Carport in Back yard
all back yard is enclosed now with 6 ft wooden Cedar fence

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 PR 4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 10' from PL
 Maximum Height _____
 CENSUS TRACT 11 TRAFFIC ZONE 51

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 Carl Egbert Date 10-1-96
 Department Approval Antonia J. Castello Date 10-1-96

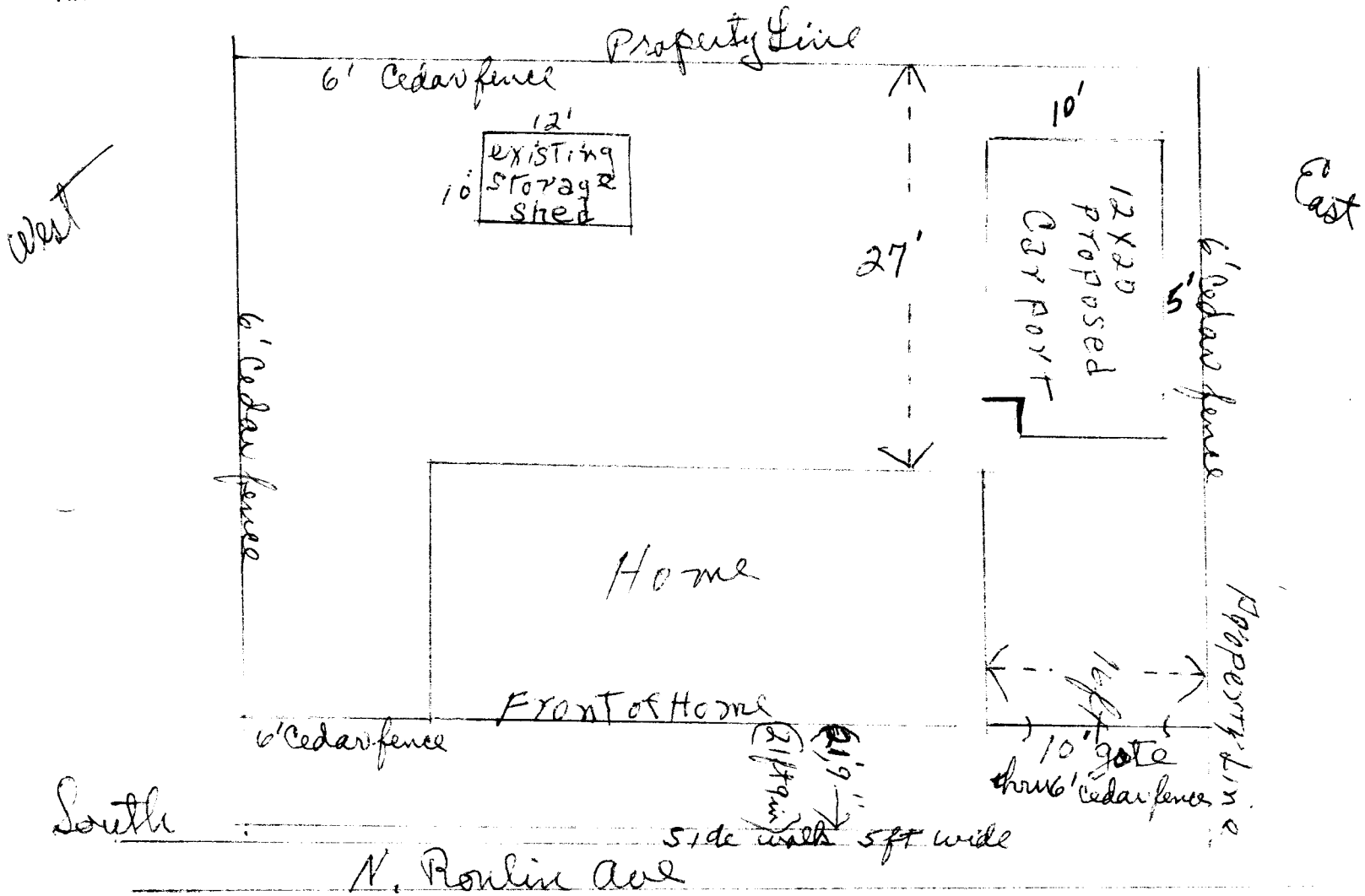
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Attendance Date 10-1-96

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)

2962 N. Ronlin Ave
 Cody Subdivision
 filing 3# Blk 2, Lot 3
 Earl Egbert, owner.
 North

ACCEPTED SL 10-1-96
 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.



Lot is entirely closed from front side of home to property line with 6' high Cedar fencing. all easements are in front of Home coming to S.E. corner of House