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TCP \$

BLDG PERMIT NO. 56031

3008-1950-04-7

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2512 TEXAS AVE TAX SCHEDULE NO. 2945-124-08-030

SUBDIVISION E ELM AVENUE HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9' x 18'

FILING _____ BLK #1 LOT 17 SQ. FT. OF EXISTING BLDG(S) NO

(1) OWNER DOROTHY M. JONES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2512 TEXAS AVE

(1) TELEPHONE (970) 242-5415 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT [Signature] USE OF EXISTING BLDGS CARPORT

(2) ADDRESS 2512 TEXAS AVE DESCRIPTION OF WORK AND INTENDED USE: EXTENSION
OF EXISTING FENCE LINE + CARPORT

(2) TELEPHONE (970) 260-4777

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

Carport Side 3' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 6 TRAFFIC ZONE 31

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 [Signature] Date 5-7-96

Department Approval [Signature] Date 5-7-96

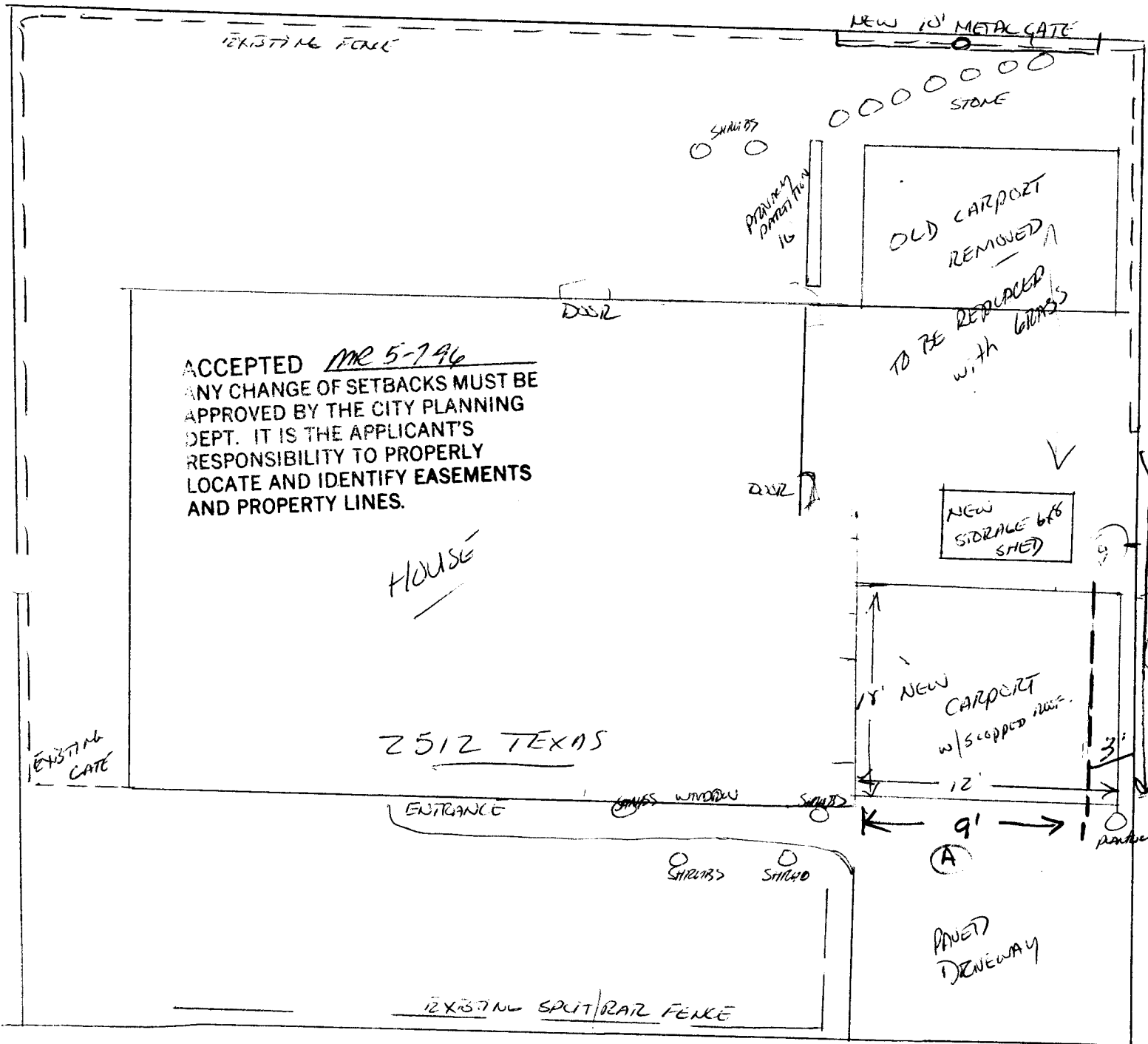
ditional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting [Signature] Date 5-7-96

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)

NORTH ↑



A = Cut CARPORT BACK TO 9'

B = EXTEND FENCE 28' to END of CARPORT

DOROTHY M. JONES 242-5415
DAVID A. JONES