

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55823

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2826 Texas Ave TAX SCHEDULE NO. 2943-073-00-028

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1404

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 22004

(1) OWNER MARVIN BARNES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2826 TEXAS AVE.

(1) TELEPHONE 242-2852 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT I 3 I Development USE OF EXISTING BLDGS Dwelling / Garage

(2) ADDRESS 202 Chipeta Ave DESCRIPTION OF WORK AND INTENDED USE: 1404

(2) TELEPHONE 242-3852 245-3343 addition East side of dwelling

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 45%

SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Parking Req'mt _____

Special Conditions _____

Maximum Height 32'

CENS.T. _____ T.ZONE _____ 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 [Signature] Date 4-17-96

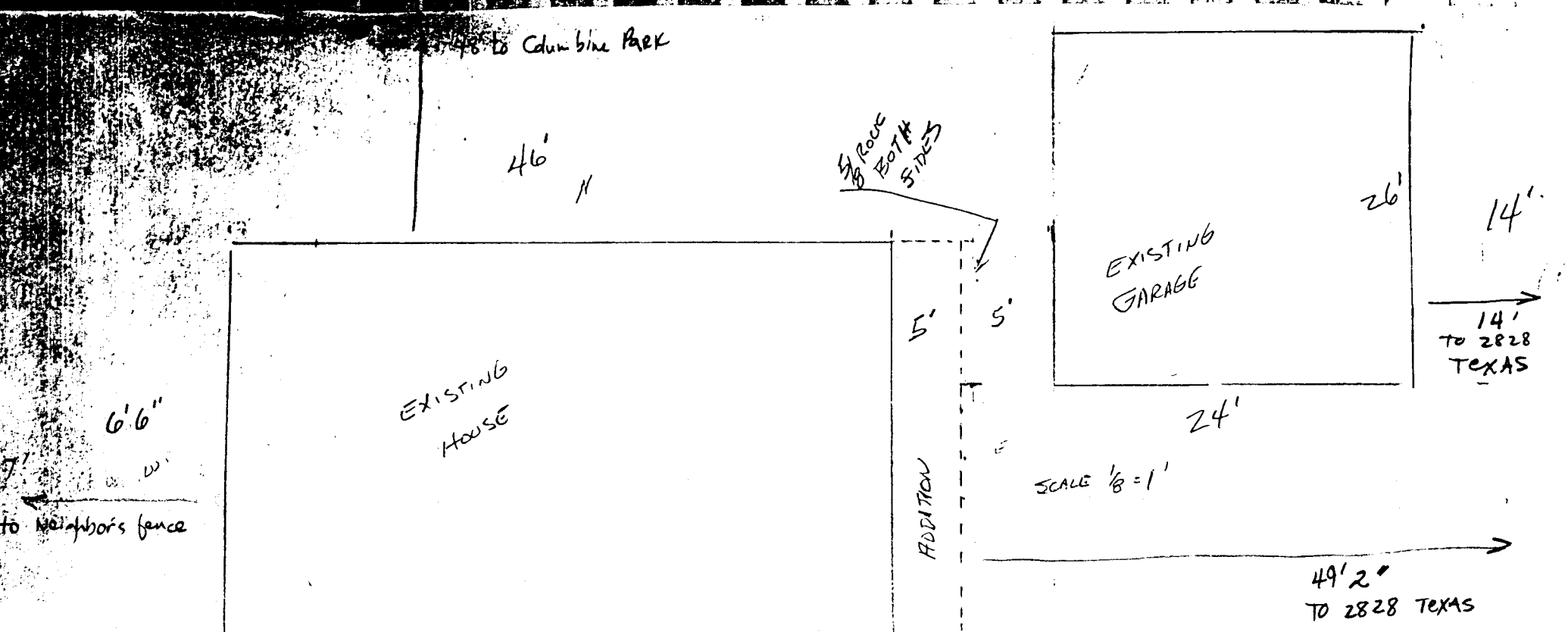
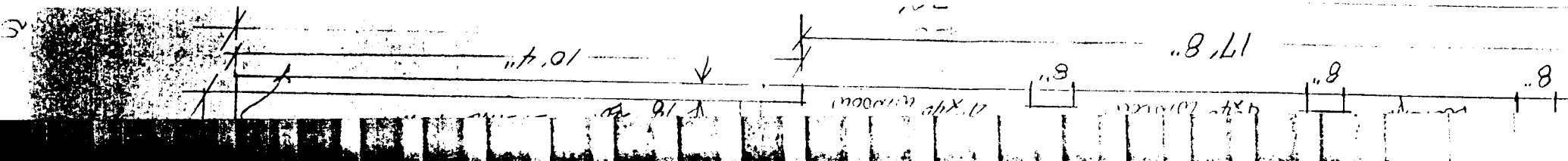
Department Approval [Signature] Date 4-17-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3008-0930-04-0

Utility Accounting [Signature] Date 4-17-96

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)



46' = TEXAS AVE.
 46' 7" TO SIDEWALK

ACCEPTED Conni 4/17/96
 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.

TO MATCH EXISTING