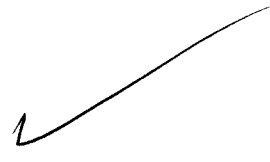


FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57516

3A09 053011

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2839 Texas TAX SCHEDULE NO. 2743-073-02-027
SUBDIVISION Tula SQ. FT. OF PROPOSED BLDG(S)/ADDITION 408
Replot of lots 5 thru 15 first Addition
FILING _____ BLK _____ LOT 13 SQ. FT. OF EXISTING BLDG(S) 1326
(1) OWNER Albert T & Marie A Herring NO. OF DWELLING UNITS
BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 575 29³rd GT 81507
(1) TELEPHONE 341-9396 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS Residential
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Patio
(2) TELEPHONE _____ Roof - Shade & Enclose 5/11/97

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) Parking Req'mt 2
or 45' 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 [Signature] Date 9-9-96
Department Approval [Signature] Date 9/16/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No Chg in S/F
Utility Accounting [Signature] Date 9-16-96

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)

2839 Texas Avenue
Lot 13, Replat of Lots 5 thru 15, Tula Sub., First Add.
Mesa County, Colorado

ACCEPTED *SAC 9/16/96*
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.



● FND. PROP. COR.

