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BLDG PERMIT NO. 102543

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

9902-6141

BLDG ADDRESS 730 Elm ave TAX SCHEDULE NO. 2945-114-13-035
 SUBDIVISION Elm ave subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 894.25 ± #1
 FILING _____ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 144 # ←
 (1) OWNER Marc F. + Mary K. Wendland NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 730 Elm ave
 (1) TELEPHONE 245-5018 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Home
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: build
 (2) TELEPHONE Same covered patio for hot-tub.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-32 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 36'
 CENSUS 5 TRAFFIC 33 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).

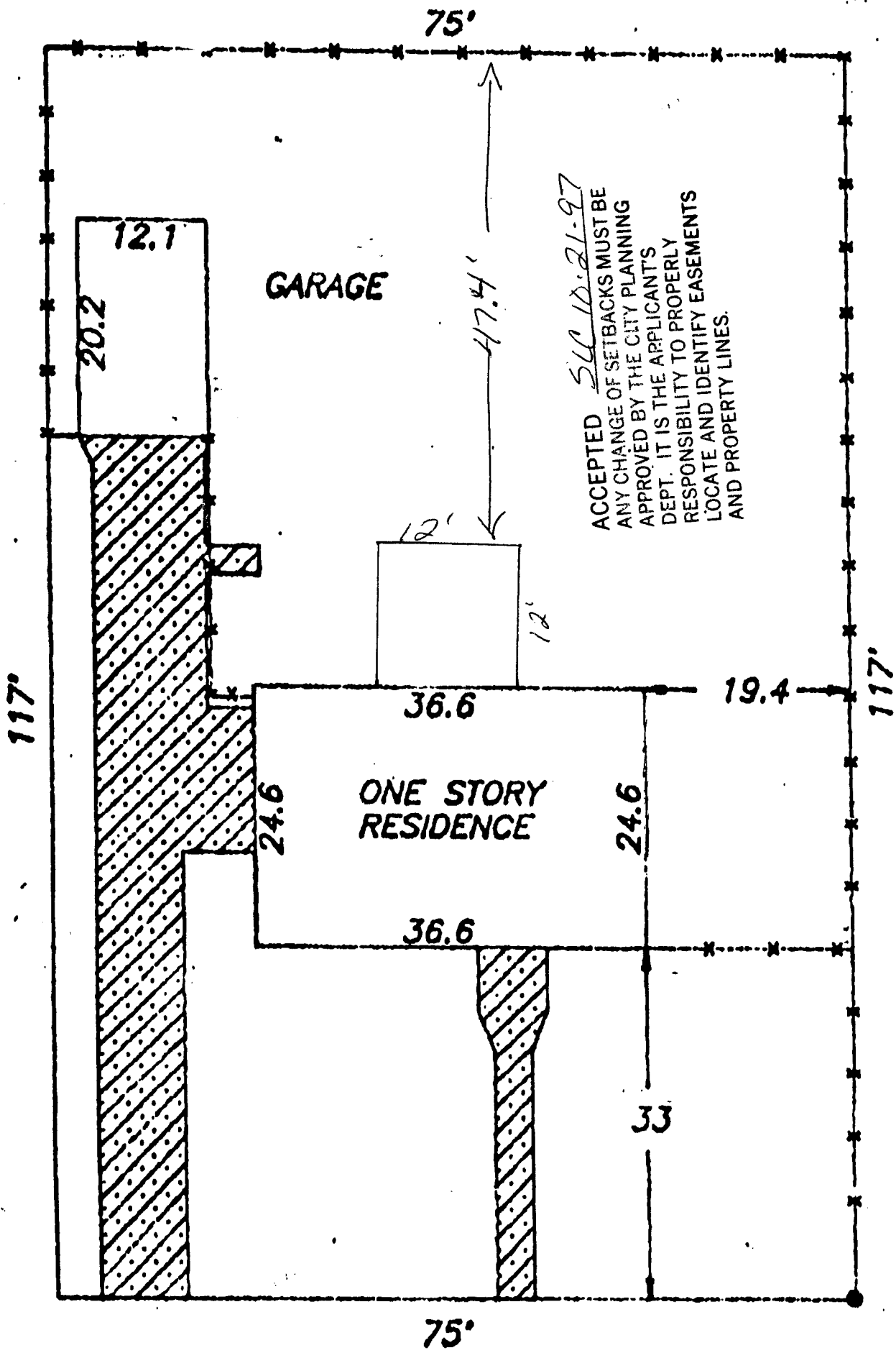
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Marc F. Wendland Date 10-21-97
 Department Approval Ante Costello Date 10.21.97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 10/21/97

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)



ACCEPTED S/C 10.21.97
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.