

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 02590

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

029

BLDG ADDRESS 818 Elm Ave TAX SCHEDULE NO. 2945-114-13-030

SUBDIVISION Elm Ave Subd SQ. FT. OF PROPOSED BLDG(S)/ADDITION 512

FILING BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) House 1200 EXISTING GARAGE 200

(1) OWNER BRADLEY B DAWSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 818 Elm Ave NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 243-5839 USE OF EXISTING BLDGS RESIDENCE / GARAGE

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: GARAGE

(2) ADDRESS SAME replacing existing garage

(2) TELEPHONE SAME

**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 RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 3' from PL Rear 3' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 5 TRAFFIC 33 ANNEX# \_\_\_\_\_

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 10-21-97

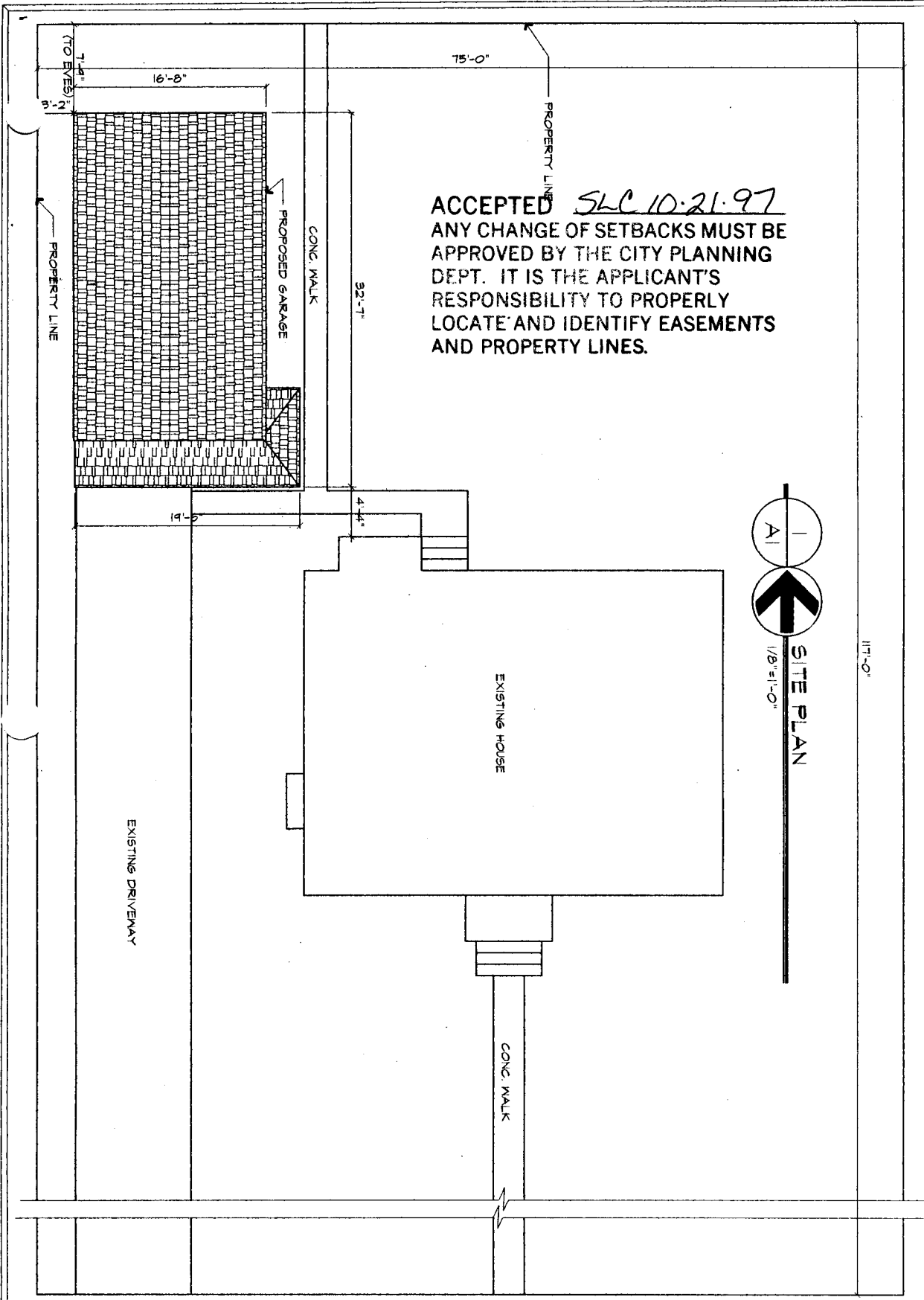
Department Approval [Signature] Date 10-21-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

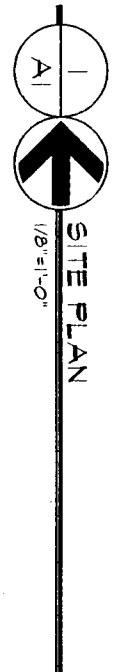
Utility Accounting [Signature] Date 10-21-97

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 *SLC 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.



**BD** *Davenport*  
 CONSTRUCTION CO. INC.  
 PO BOX 2902 GRAND JUNCTION CO. 81502 (303) 243-5839 **GARAGE4**

**DAVENPORT GARAGE**  
 818 ELM AVE. GRAND JCT. CO.

SHEET NUMBER  
**A1**  
 REVISION DATE  
 10/19/97