

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 21790

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

BLDG ADDRESS 883 ELM AVE TAX SCHEDULE NO. 2945-114-14-002  
 SUBDIVISION ELM AVE Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 162 ft<sup>2</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 15 SQ. FT. OF EXISTING BLDG(S) ~ 900 ft<sup>2</sup>  
 (1) OWNER MARC & KATE HUSTER NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 883 ELM AVE.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 257-7967  
 USE OF EXISTING BLDGS RESIDENCE  
 (2) APPLICANT MARC HUSTER DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 883 ELM AVE.  
 (2) TELEPHONE 257-7967 DINING ADDITION TO KITCHEN.

**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-F 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  
 Side 5' from PL Rear 15' 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).

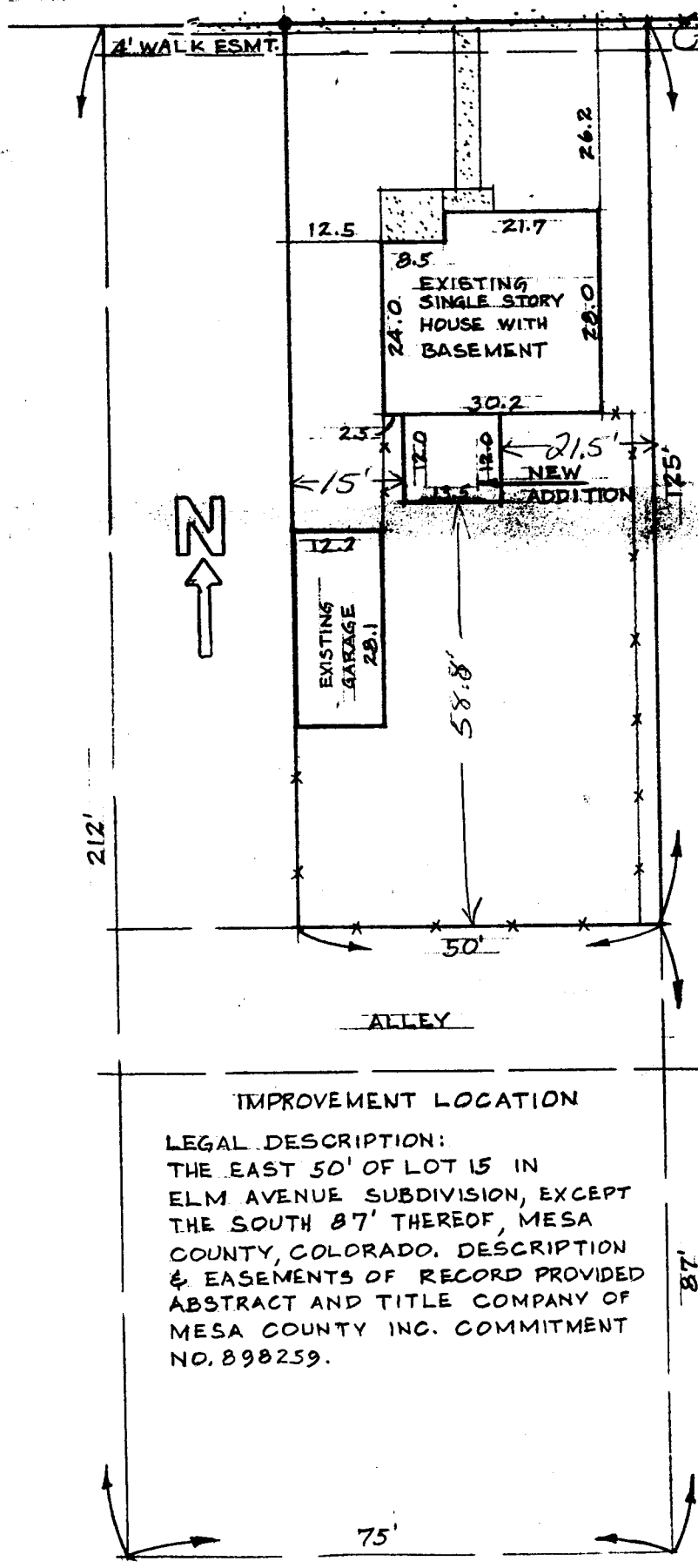
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Marc Huster Date 8-29-97  
 Department Approval Antonia Castella Date 8-29-97

Additional water and/or sewer tap fees are required: YES \_\_\_\_\_ NO  W/O No. 3005-2010-12-8  
 Utility Accounting Rebecca Date 8-29-97

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 SIC 8/29/97  
 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.

PLOT PLAN  
 50: 1" = 20'

IMPROVEMENT LOCATION  
 LEGAL DESCRIPTION:  
 THE EAST 50' OF LOT 15 IN ELM AVENUE SUBDIVISION, EXCEPT THE SOUTH 87' THEREOF, MESA COUNTY, COLORADO. DESCRIPTION & EASEMENTS OF RECORD PROVIDED ABSTRACT AND TITLE COMPANY OF MESA COUNTY INC. COMMITMENT NO. 898259.

ROOM ADDITION FOR  
 MR. & MRS. MARC J. HUBBARD  
 883 ELM AVENUE  
 GRAND JUNCTION, CO 81501

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