

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 102360

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

BLDG ADDRESS 2962 N Ronlin Ave TAX SCHEDULE NO 2943-081-37-002
 SUBDIVISION Cody Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168
 FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Carl Egbert NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2962 N Ronlin Ave NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 241-4236 USE OF EXISTING BLDGS Storage Vault
 (2) APPLICANT Carl Egbert DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2962 N. Ronlin Ave _____
 (2) TELEPHONE 241-4236 Patio Cover

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 PR.4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 10' from PL _____
 Maximum Height _____
 CENSUS 11 TRAFFIC 51 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 Carl Egbert Date 10-9-97
 Department Approval [Signature] Date 10-9-97

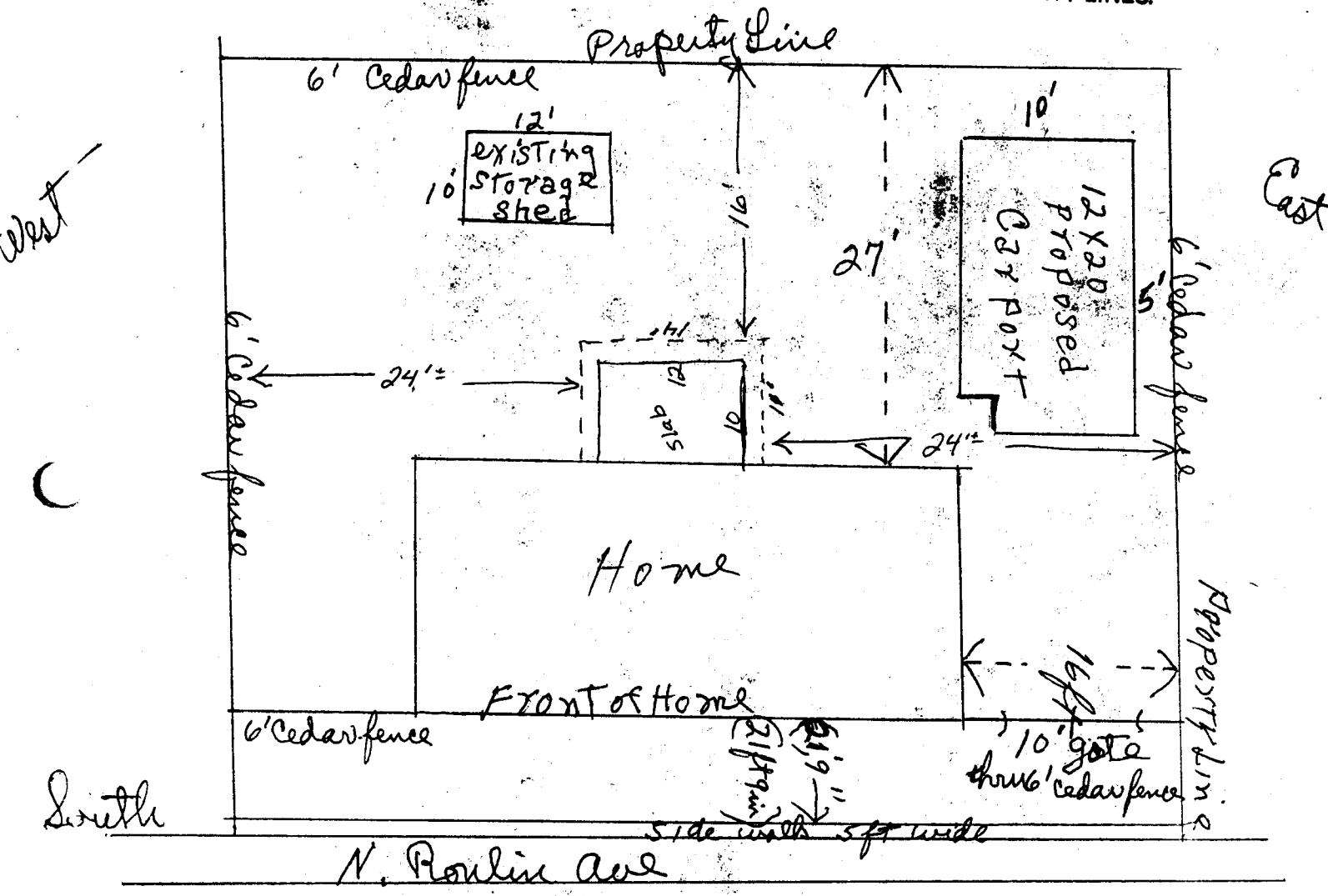
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR-82450
 Utility Accounting [Signature] Date 10-9-97

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)

2962 N. Roulin Ave
 Cody Subdivision
 filing # Blk 2, Lot 3
 TBE Carl Egbert, owner.
 North

ACCEPTED JLC 10-9-97
 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.



Lot is entirely closed from front side of home to property line with 6' high Cedar fencing. all easements are in front of home coming to S.E. corner of House