

FEE \$	10 ⁰⁰
TCP \$	—
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BLDG PERMIT NO. 60953

PLANNING CLEARANCE

310-1322-00-4 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1317 TEXAS AVE TAX SCHEDULE NO. 2945-123-13-009
 SUBDIVISION Prospect Park Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15x25
 FILING — BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) ~~1900~~ 1900 +
 (1) OWNER EARL S. VON BURG NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1317 TEXAS AVE NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970-243-8779 USE OF EXISTING BLDGS home
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: new shed
 (2) ADDRESS SAME
 (2) TELEPHONE —

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) or 45' from center of ROW, whichever is greater Parking Req't APR
 Side 3' from PL Rear 10' from PL Special Conditions CM
 Maximum Height 36' setbacks are for accessory structures
 CENSUS _____ TRAFFIC _____ 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 Earl Von Burg Date 4-7-97
 Department Approval Ronnie Edwards Date 4-7-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No chg in use
 Utility Accounting CM Date 4-7-97

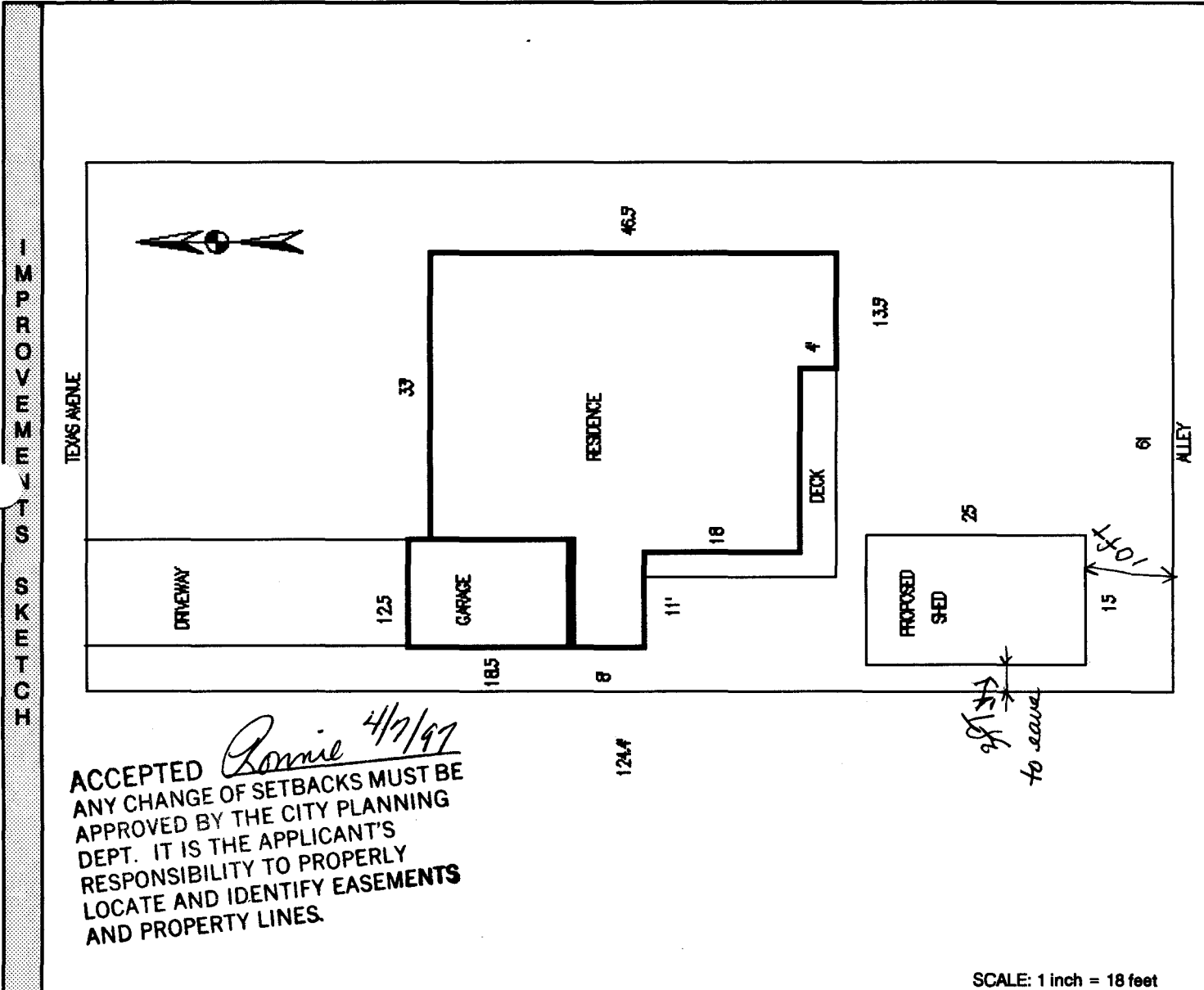
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SKETCH/AREA TABLE ADDENDUM

File No: 1317 TEXAS

SUBJECT	Borrower/Client EARL VON BURG			
	Property Address 1317 TEXAS AVENUE			
	City GRAND JUNCTION	County MESA	State COLORADO	Zip Code 81501
	Lender NA			



AREA CALCULATIONS SUMMARY				LIVING AREA CALCULATIONS			
Area	Name of Area	Size	Totals	Breakdown			Subtotals
GLA1	First Floor	1583.50	1583.50	46.50	X	13.50	627.75
GAR	Garage	231.25	231.25	42.50	X	19.50	828.75
OTH	Storage	375.00	375.00	26.00	X	1.50	39.00
LAND	Land	7587.18	7587.18	8.00	X	11.00	88.00
TOTAL LIVABLE (rounded)			1583				1583