

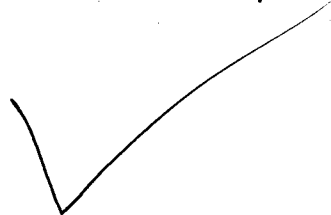
FEE \$	10 ⁰⁰
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BLDG PERMIT NO. 59887

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2255 Texas Av TAX SCHEDULE NO. 2945-124-11-001
 SUBDIVISION Wilcox & Bixby Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x14 ±
 FILING — BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 1100 ±
 (1) OWNER Danny M. Bohrer NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2255 Texas Ave NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970 242 3648 USE OF EXISTING BLDGS home
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ open lean-to over 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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req't _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS 6 TRAFFIC 31 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 Danny M. Bohrer Date 4-7-97
 Department Approval Bonnie Edwards Date 4-7-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change in use
 Utility Accounting [Signature] 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)

60'x125'

Texas Ave

Front yard

ACCEPTED *Ronnie* 4/7/97
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.

23rd St.

open lean-to
over hot-tub.

