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BLDG PERMIT NO. 66957

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

BLDG ADDRESS 1657 Elm Ave TAX SCHEDULE NO. 2945-123-24-003
 SUBDIVISION Parkplace Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING _____ BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 787
 (1) OWNER Ray m. Broadbooks NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1657 Elm Ave.
 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 4 THIS CONSTRUCTION
 (1) TELEPHONE (970) 241-5970
 (2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS 1 HOME 2 STORAGE SHEDS
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: 24'x24'
 (2) TELEPHONE _____ DETACHED GARAGE - PARKING & STORAGE

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL accessory structure Special Conditions garage use only -
to leave no residence use -
 Maximum Height _____
 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 Ray m. Broadbooks Date 9/18/98
 Department Approval Ponnie Edwards Date 9/18/98

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

Utility Accounting [Signature] Date 9/18/98

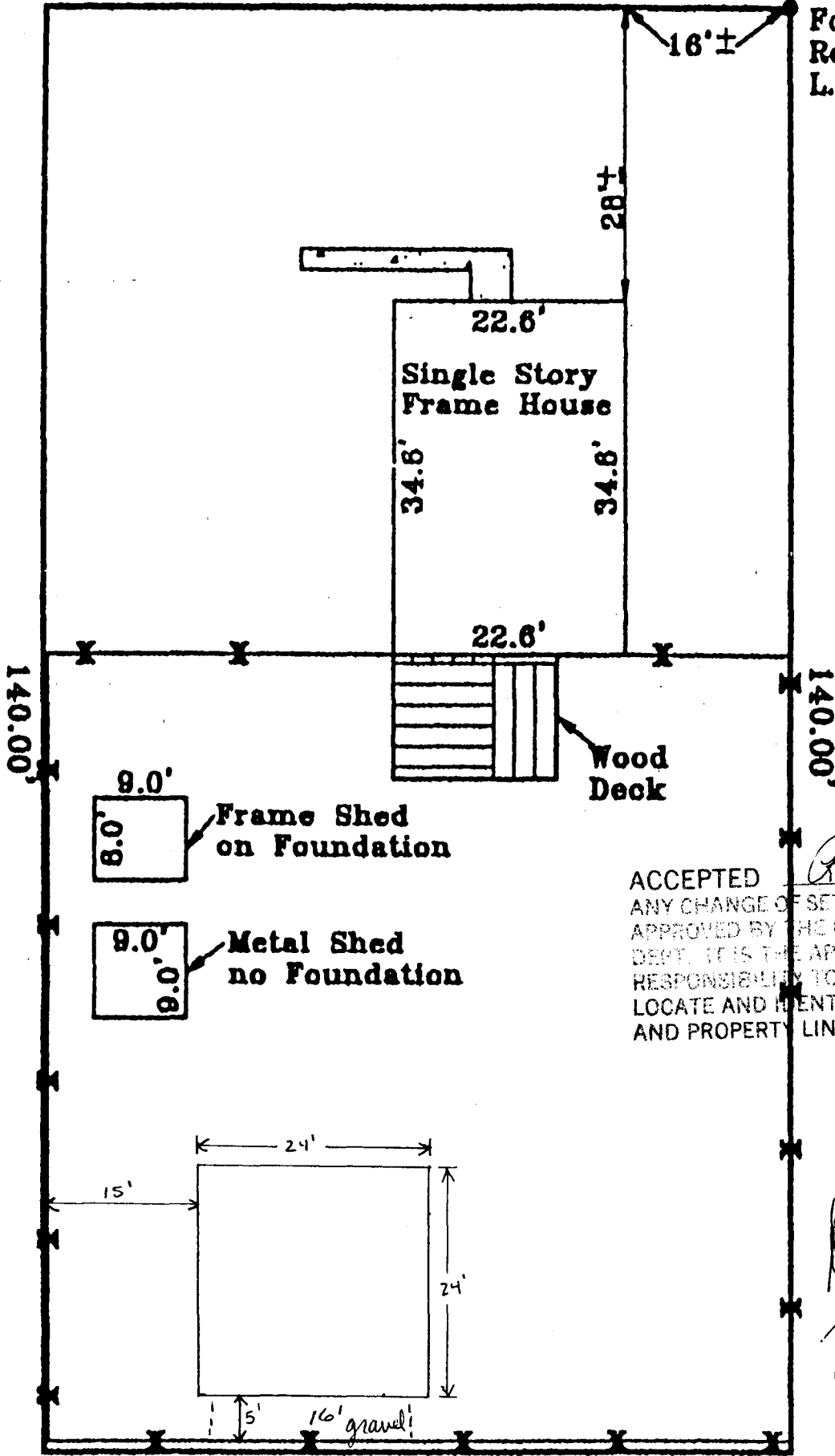
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1657 ELM AVE.

ROY M. BROADBENT
(970) 241-5970

72.70'



Found No. 5
Rebar & Cap
L.S. 8331

ACCEPTED
 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.

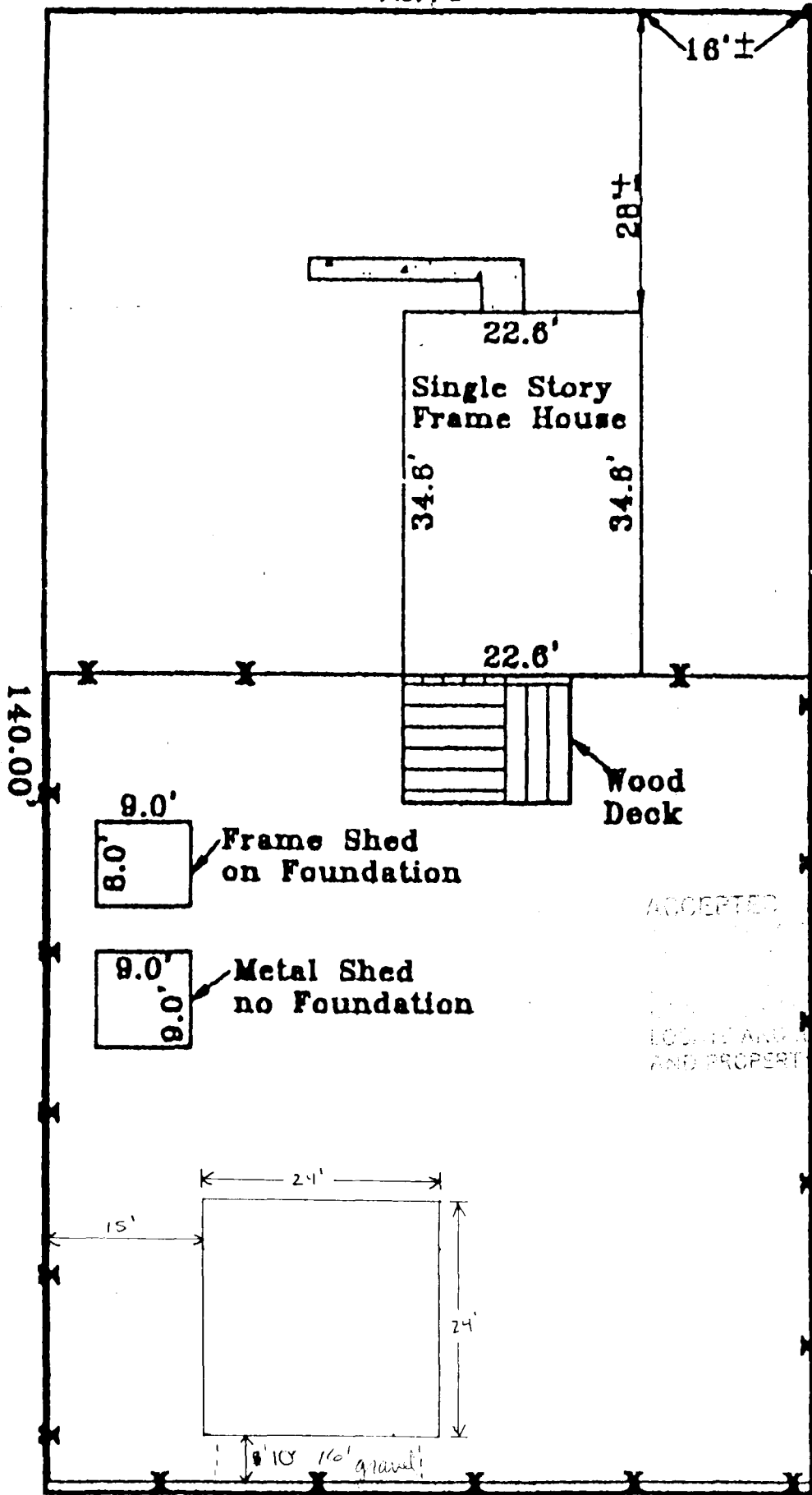
Ronnie 9/18/98

*Dave OK
Rick Davis
9-18-98*

72.70'

Alley

72.70'



Found No. 5
Rebar & Cap
L.S. 8331

Revised &
9-23-98
KV
[Signature]

ACCEPTED

LOCUS AND
AND PROPERTY LINES

Done OK
Rick Harris
9-17-98

72.70'

Alley