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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 66542

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2304 Elm Ave TAX SCHEDULE NO. 2945-124-00-002
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 716
 (1) OWNER E V Henderson NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2304 Elm Ave
 (1) TELEPHONE 970-241-3029 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT E V Henderson USE OF EXISTING BLDGS Home
 (2) ADDRESS 2304 Elm Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-241-3029 Garage

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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 3' to eave from PL Rear 3' to eave from PL
 Special Conditions _____
 Maximum Height 32'
 CENSUS 4 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).

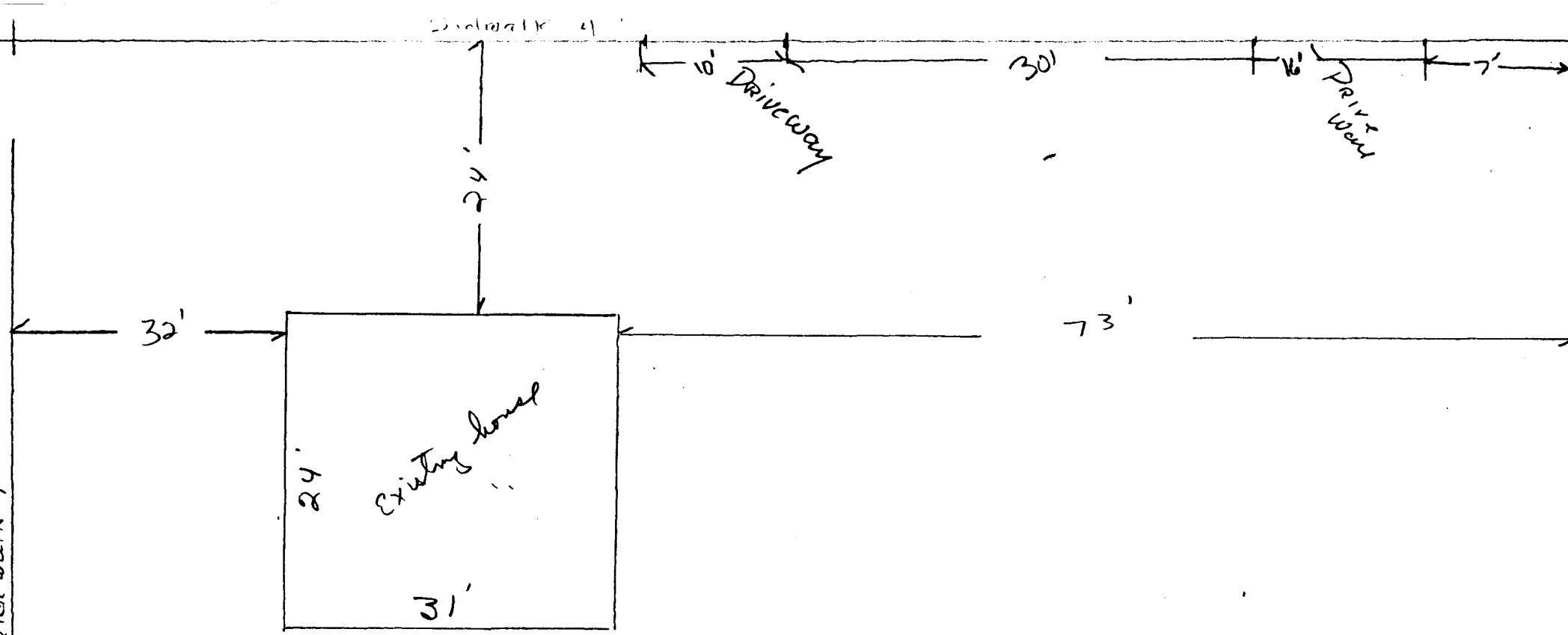
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature E V Henderson Date _____
 Department Approval Santa Costello Date 8-14-88

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Charge Use
 Utility Accounting EM Cole Date 8/14/88

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 S/C 8-14-98
 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.

