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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ |       |
| SIF \$ |       |



BLDG PERMIT NO. 107310

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2858 Elm Ave TAX SCHEDULE NO. 2943-074-07-014  
 SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1480  
 FILING \_\_\_\_\_ BLK 3 LOT 12 SQ. FT. OF EXISTING BLDG(S) moving off  
 (1) OWNER Virgil Parkhurst NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE \_\_\_\_\_ BEFORE: 2 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Charlie + Dorla Nissen USE OF EXISTING BLDGS Trade  
 (2) ADDRESS 2858 Elm Ave 63, 01 DESCRIPTION OF WORK AND INTENDED USE: OLD  
 (2) TELEPHONE 970-242-9716 Home off - New Home Bought on

**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) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 10 TRAFFIC 30 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 Charlie E. Nissen Date 9-27-98

Department Approval K. Valdez Date 9-29-98

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

Utility Accounting [Signature] Date 9/29/98

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)

39' 2"

front



101'



front

58

Mobile Home

front  
9-5

101' 9"

26

Back  
D

12'

front

40'

2858 ELM Ave

ACCEPTED KV 9-29-98  
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.