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(48)

BLDG PERMIT NO. 69271

KD
1999

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2838 ELM</u>	TAX SCHEDULE NO. <u>2943-073-00-038</u>
SUBDIVISION <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>34x34</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>28x60</u>
(1) OWNER <u>Jack STEPLETON</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2838 ELM, GR JCT CO</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-4993</u>	USE OF EXISTING BLDGS <u>SINGLE FAMILY RES</u>
(2) APPLICANT <u>TML ENTERPRISES INC</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>CONSTRUCT GARAGE (detached)</u>
(2) ADDRESS <u>Box 2401, GR JCT CO</u>	
(2) TELEPHONE <u>248-9885</u>	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-8</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>32'</u> <u>accessory is 3' to save side & rear</u>	CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>30</u>

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 <u>[Signature]</u>	Date <u>3/22/99</u>
Department Approval <u>[Signature]</u>	Date <u>3-22-99</u>

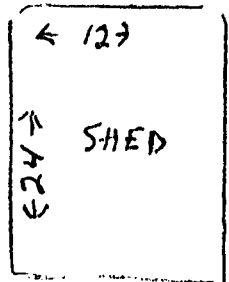
Additional water and/or sewer tap fee(s) are required: YES — NO W/O No. —

Utility Accounting KRuncan Date 3/22/99

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

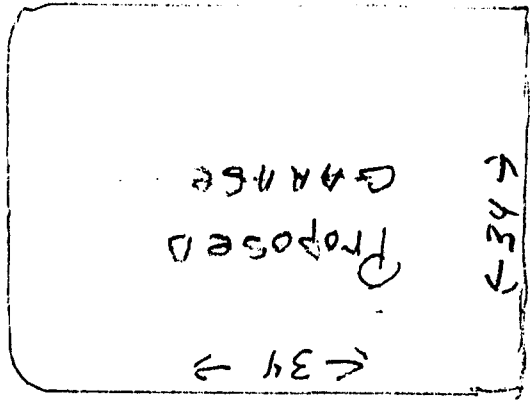
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NORTH BOUNDARY 88 FT



← 56 →

ACCEPTED *Bonnie* 3/22/99
 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.

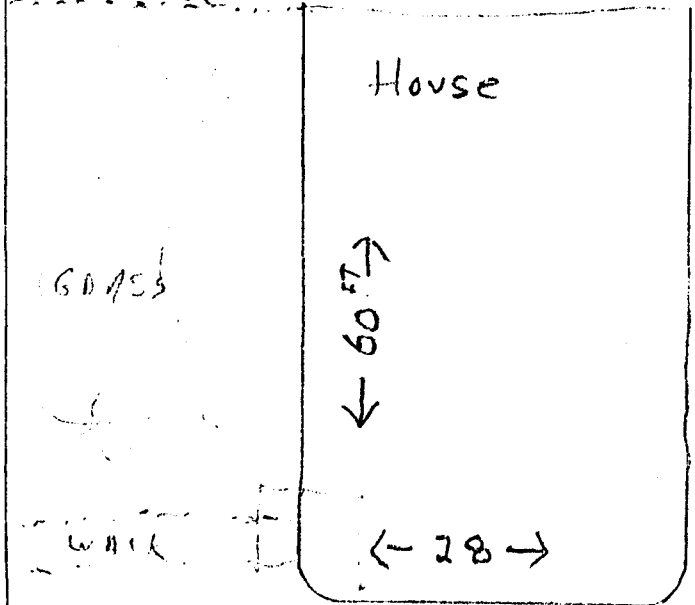
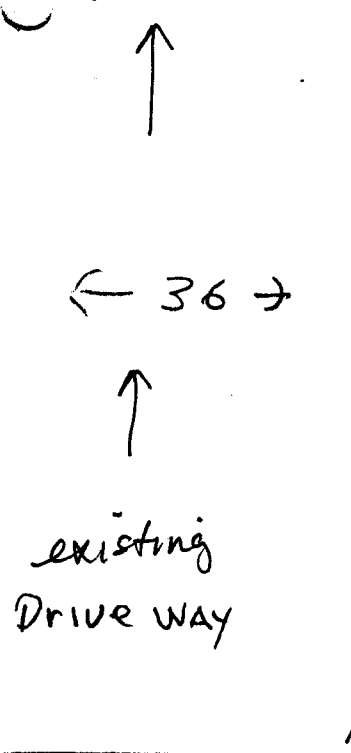


← 36 →

← 18 →

← 16 →

EXISTING FENCE



← 24 →

29 yds
\$2,000

FENCE
2838 ELM AVE

← 88 FT →
← ELM AVE →

FRONT