

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO.	None needed
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None needed
EA

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

BLDG ADDRESS	<u>2858 Elm Ave</u>	TAX SCHEDULE NO.	<u>2943-07B-07-014</u>
SUBDIVISION	<u>Cottonwood meadows</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>10' x 6'</u>
FILING BLK	_____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	<u>Charlie + Darla Nissen</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) ADDRESS	<u>2858 Elm Ave.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>242-7116</u>	USE OF EXISTING BLDGS	<u>Home str</u>
(2) APPLICANT	<u>Same as above</u>	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	_____		
(2) TELEPHONE	_____		<u>Metal storage shed.</u>

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	<u>RSF-8</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>3'</u> from PL	CENSUS	<u>10</u> TRAFFIC <u>30</u> ANN# _____
Rear	<u>3'</u> from PL		
Maximum Height	_____		

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Nissen Date April 21, 99

Department Approval A. Valdez Date 4-21-99

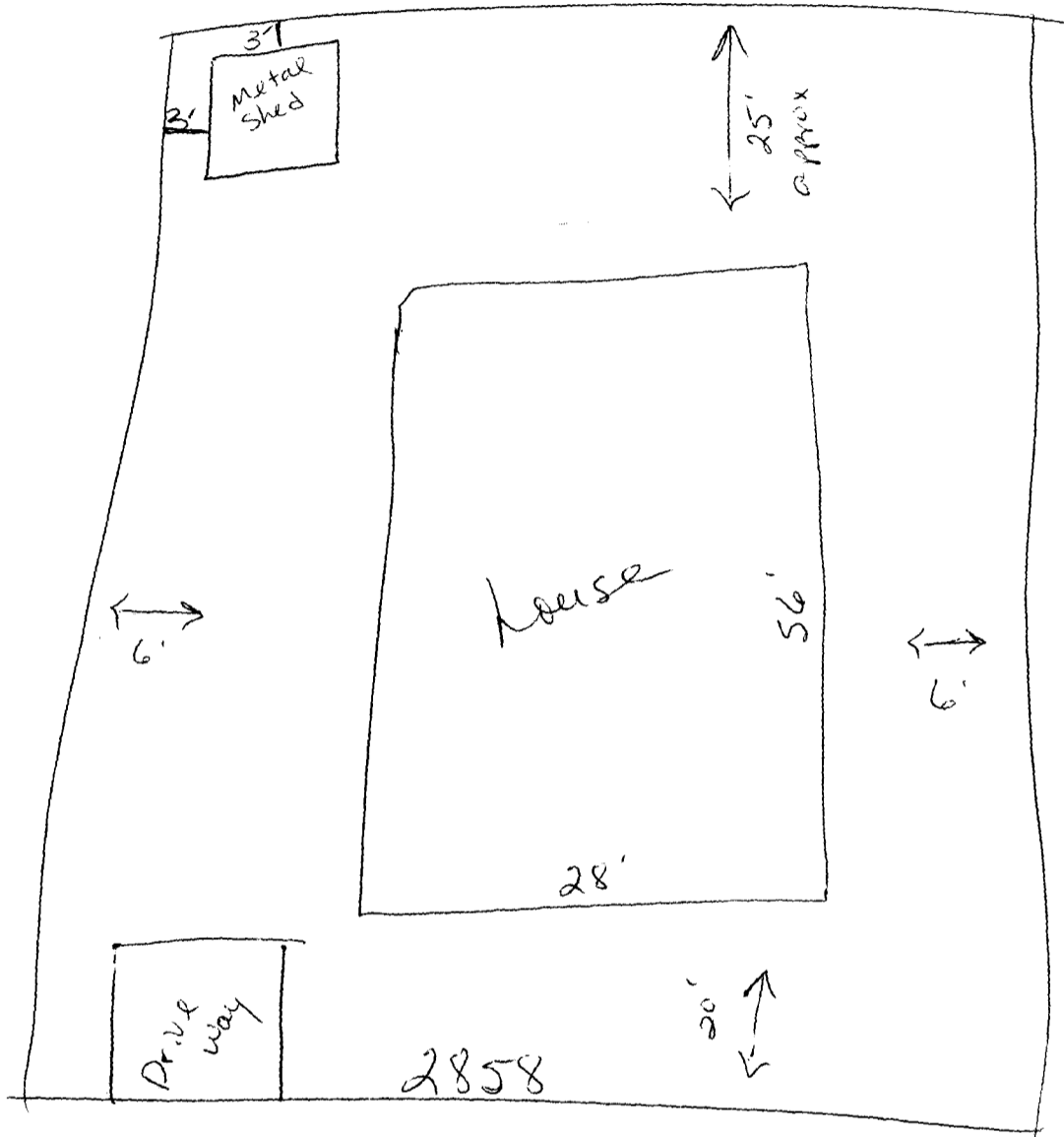
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting K. Duncan Date 4/21/99

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)

ACCEPTED *KV* 4-21-99
ANY CHANGE OF INFORMATION OR
REVISION OF THE PLAN OR SURVEYING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



← Elm Ave →