

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO.	71623
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9408-5833

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

BLDG ADDRESS	2149 Texas Ave	TAX SCHEDULE NO.	0445-134-11-019
SUBDIVISION	Velvet Lawns	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	672
FILING BLK	2	LOT	7
		SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER	John + Sharmin Erskine	NO. OF DWELLING UNITS BEFORE:	1
		AFTER:	1
		THIS CONSTRUCTION	
(1) ADDRESS	2149 Texas Ave	NO. OF BLDGS ON PARCEL BEFORE:	1
		AFTER:	2
		THIS CONSTRUCTION	
(1) TELEPHONE	242-5211 Sharmin work	USE OF EXISTING BLDGS	residential
(2) APPLICANT	Same	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS			
(2) TELEPHONE			new 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 (accessory)	Maximum coverage of lot by structures	45%
SETBACKS: Front	20' from property line (PL)	Parking Req'mt	
or	from center of ROW, whichever is greater	Special Conditions	
Side	3' from PL		
Rear	3' from PL		
Maximum Height	32 ft.	CENSUS	40
		TRAFFIC	31
		ANNX#	

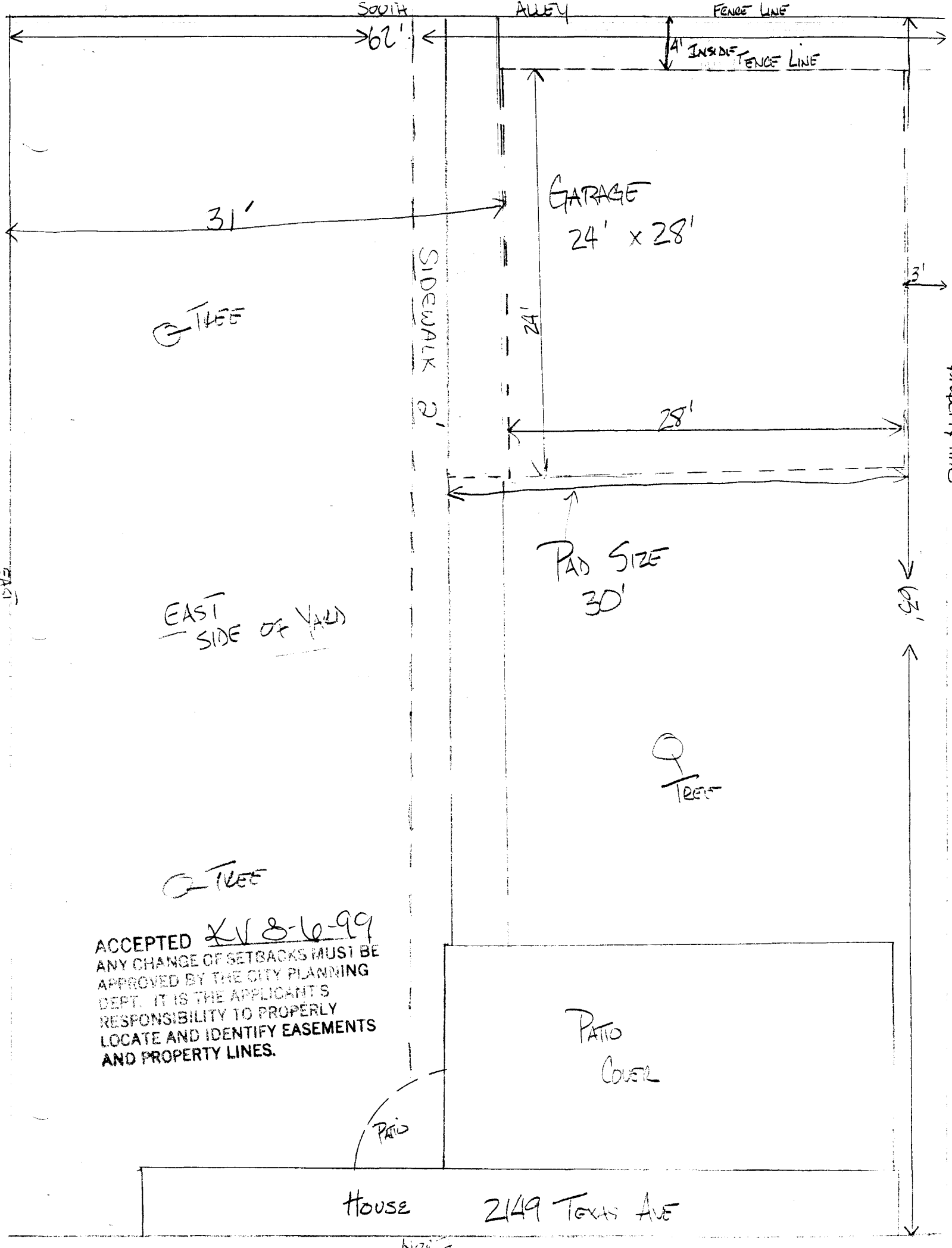
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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	Sharmin Erskine	Date	8-6-99
Department Approval	K. Valdez	Date	8-10-99
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.	No chg in use
Utility Accounting	C. Marshall Cole	Date	8-6-99

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 XV 8-16-99
 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.