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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 72426



Your Bridge to a Better Community

9111-3633

BLDG ADDRESS 2346 TEXAS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 258 #

TAX SCHEDULE NO. 2945-124-08-024 SQ. FT. OF EXISTING BLDGS 1100 # ±

SUBDIVISION Bixby Sub TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 1 LOT 6 NO. OF DWELLING UNITS:

(1) OWNER STEPHEN & DOROTHY TATUM NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 2346 TEXAS AVE USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 245 3288 DESCRIPTION OF WORK & INTENDED USE replacing previous patio cover

(2) APPLICANT STEPHEN TATUM TYPE OF HOME PROPOSED:

(2) ADDRESS 2346 TEXAS AVE _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 245 3278 _____ Manufactured Home (HUD)
 Other (please specify) _____

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) Permanent Foundation Required: YES _____ NO _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 6 TRAFFIC 31 ANNEX# _____

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 [Signature] Date 10/14/99

Department Approval [Signature: Ronnie Edwards] Date 10/14/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>-</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/14/99</u>

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)