

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



BLDG PERMIT NO. 71034

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2521 Texas TAX SCHEDULE NO. 2945-124-09-035
 SUBDIVISION East Elm Acre SQ. FT. OF PROPOSED BLDG(S)/ADDITION 322.40
 FILING BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 863.04
 (1) OWNER Dolores G Schneller NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2521 Texas NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970-243-5397 USE OF EXISTING BLDGS single family
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2521 Texas carport
 (2) TELEPHONE 243-5397

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 _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____ CENSUS 4 TRAFFIC 30 ANN# _____

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 Dolores G. Schneller Date 6-30-99
 Department Approval K. Valdes Date 6-30-99

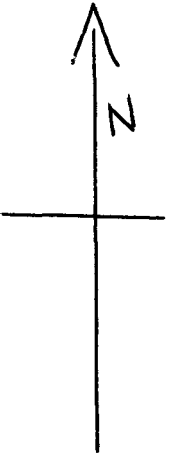
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NO CHANGE

Utility Accounting Tammy Bensley Date 6/30/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 93-2C Grand Junction Zoning & Development Code)

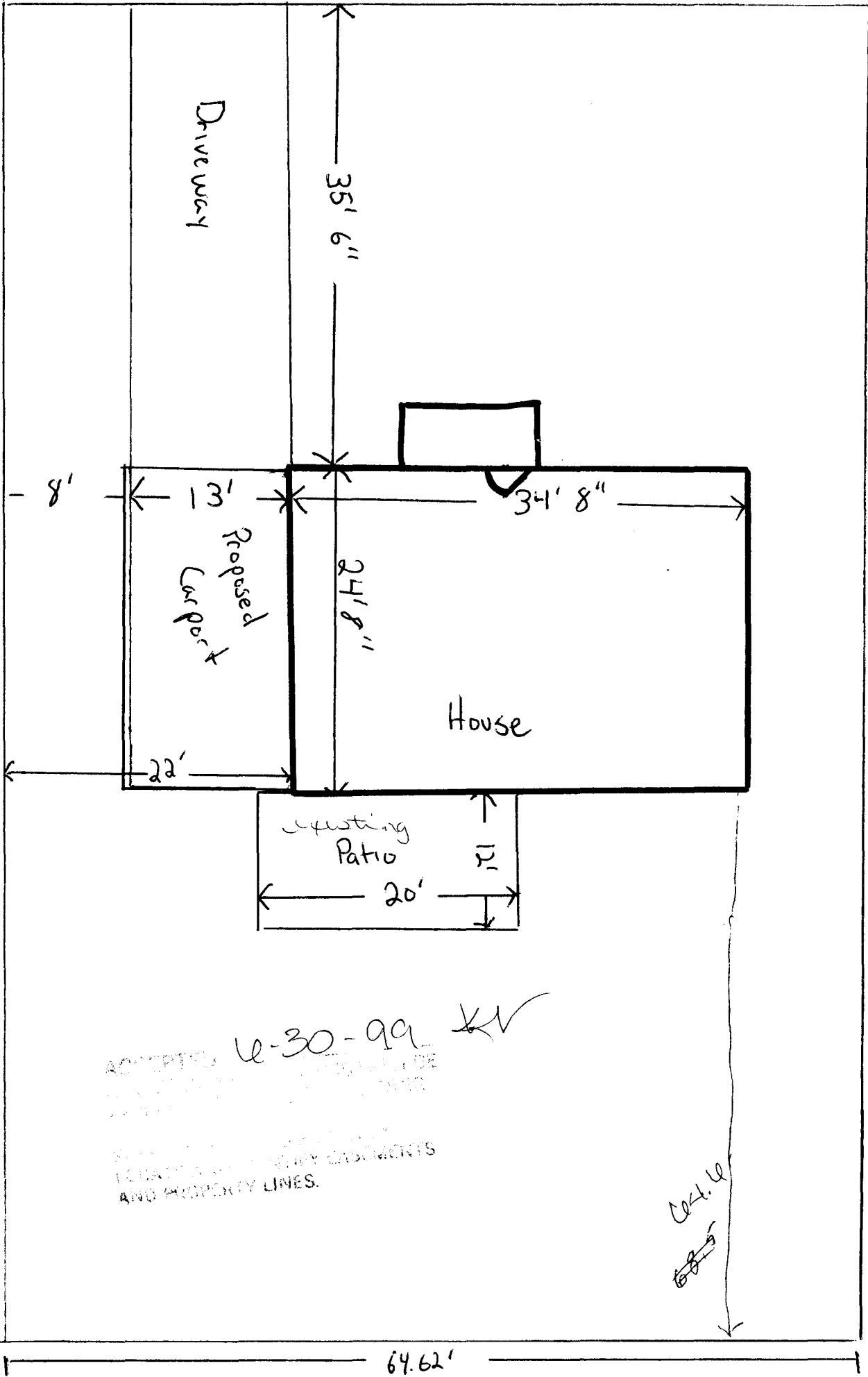
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Texas Ave.



125'

~~128.5'~~



ACCEPTED 4-30-99 *KV*

THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ACCEPTANCE.

NO PART OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PROPERTY LINES.

64.62'

~~64.62'~~