

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75109



Your Bridge to a Better Community

BLDG ADDRESS 2867 1/2 Elm Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 576 ~~107~~ sq. feet

TAX SCHEDULE NO. 2943-074-00-032 SQ. FT. OF EXISTING BLDGS 1505 sq. feet

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED ~~3120~~ sq. feet  
2081

FILING \_\_\_\_\_ BLK / LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Ron and Diann Fox NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

(1) ADDRESS 2867 1/2 Elm Ave USE OF EXISTING BUILDINGS Home / Garage

(1) TELEPHONE 245-0964 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT Diann Fox TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2867 1/2 Elm Ave

(2) TELEPHONE 245-0764

**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 RMF-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front NA from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3 from PL, Rear 10 from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35 Special Conditions \_\_\_\_\_

CENSUS 6 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 Diann Fox Date 5/4/00

Department Approval Kirsten L. Albrecht Date 5/4/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Dobi Oberholt</u>		Date <u>5/4/00</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)

ACCEPTED *KKA 5/4/00*  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



SCALE: 1" = 60'

ELM AVENUE

