

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 75716



EX

Your Bridge to a Better Community

BLDG ADDRESS 859 TEXAS AVENUE SQ. FT. OF PROPOSED BLDGS/ADDITION 993^{TC} 720

TAX SCHEDULE NO. 2945-114-13-015 SQ. FT. OF EXISTING BLDGS 730 993
 (DON'T INCLUDE SHED)

SUBDIVISION NELMS SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 1713

FILING _____ BLK 1 LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER TERRY CARRUTHERS NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 859 TEXAS AVE
245-0130 (H) USE OF EXISTING BUILDINGS HOUSE & SHED

(1) TELEPHONE 242-5593 (W) DESCRIPTION OF WORK & INTENDED USE BUILD GARAGE

(2) APPLICANT TERRY CARRUTHERS TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 70
 (ACCESSORY BLDG) ^{IMPROVEMENTS}

SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3 from PL, Rear 5 from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 5 TRAFFIC 33 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 T Carruthers Date 6/23/00

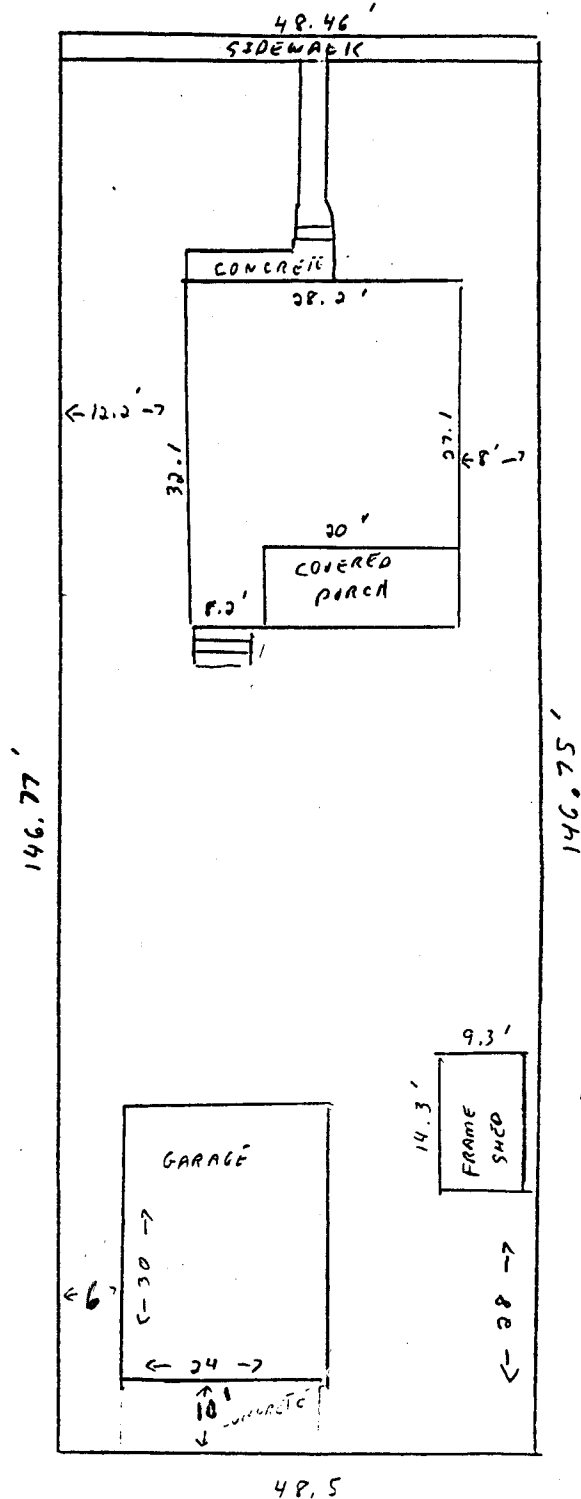
Department Approval Bill Nutter Date 6-23-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting <u>Debbie Vanover</u>			Date <u>6-23-00</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)

859 TEXAS AVE



FRAME SHED WILL BE REMOVED UPON COMPLETION OF GARAGE

DRIVE OK
SH
6/23/00

ACCEPTED *Misha* 6/23/00
 CONCRETE ALLEY
 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.