

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 875 Elm Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 480  
 TAX SCHEDULE NO. 2945-114-14-003 SQ. FT. OF EXISTING BLDGS 1400  
 SUBDIVISION Elm Ave Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1448  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Nate Keever NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 875 Elm Ave USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 256 7936 DESCRIPTION OF WORK & INTENDED USE Front porch  
 (2) APPLICANT Dmc Builders Developers TYPE OF HOME PROPOSED:  
 (2) ADDRESS 476 OL Sun GJT 8154 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 434-8170 \_\_\_\_\_ Manufactured Home (HUD)  
201-9009 \_\_\_\_\_ 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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 08-06-02  
 Department Approval Dayleen Henderson Date 8-6-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>body in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>8/6/02</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)

52

↑ 106  
↓

54'

106

10'

36'

8'

8-6-02 *Dayleen Henderson*  
**ACCEPTED**  
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.

6' -  
Property  
line

42'

4'  
35'

adding Covered front Porch  
6' x 8'

30'

12'

7'

25'

15'

Front

Sidewalk

52

3's 201 9009 Chuck

875 Elm Ave  
GJT