

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 82698



65338-8442

BLDG ADDRESS 2859 Elm Dr SQ. FT. OF PROPOSED BLDGS/ADDITION cover existing porch

TAX SCHEDULE NO. 2943-074-07-01 SQ. FT. OF EXISTING BLDGS 910^{sq}

SUBDIVISION Cottonwood meadows TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 3 LOT 17 NO. OF DWELLING UNITS: extend carport cover
 Before: 1 After: 1 this Construction

(1) OWNER Sandra Burns NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2859 Elm Dr USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 970-250-1875 DESCRIPTION OF WORK & INTENDED USE Covered Porch

(2) APPLICANT Same 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%

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 Same

Maximum Height _____ Special Conditions _____
3' for detached structures

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 Sandra Burns Date 3-21-02

Department Approval Donnie Edwards Date 3-21-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>D. Vanover</u>	Date	<u>3-21-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

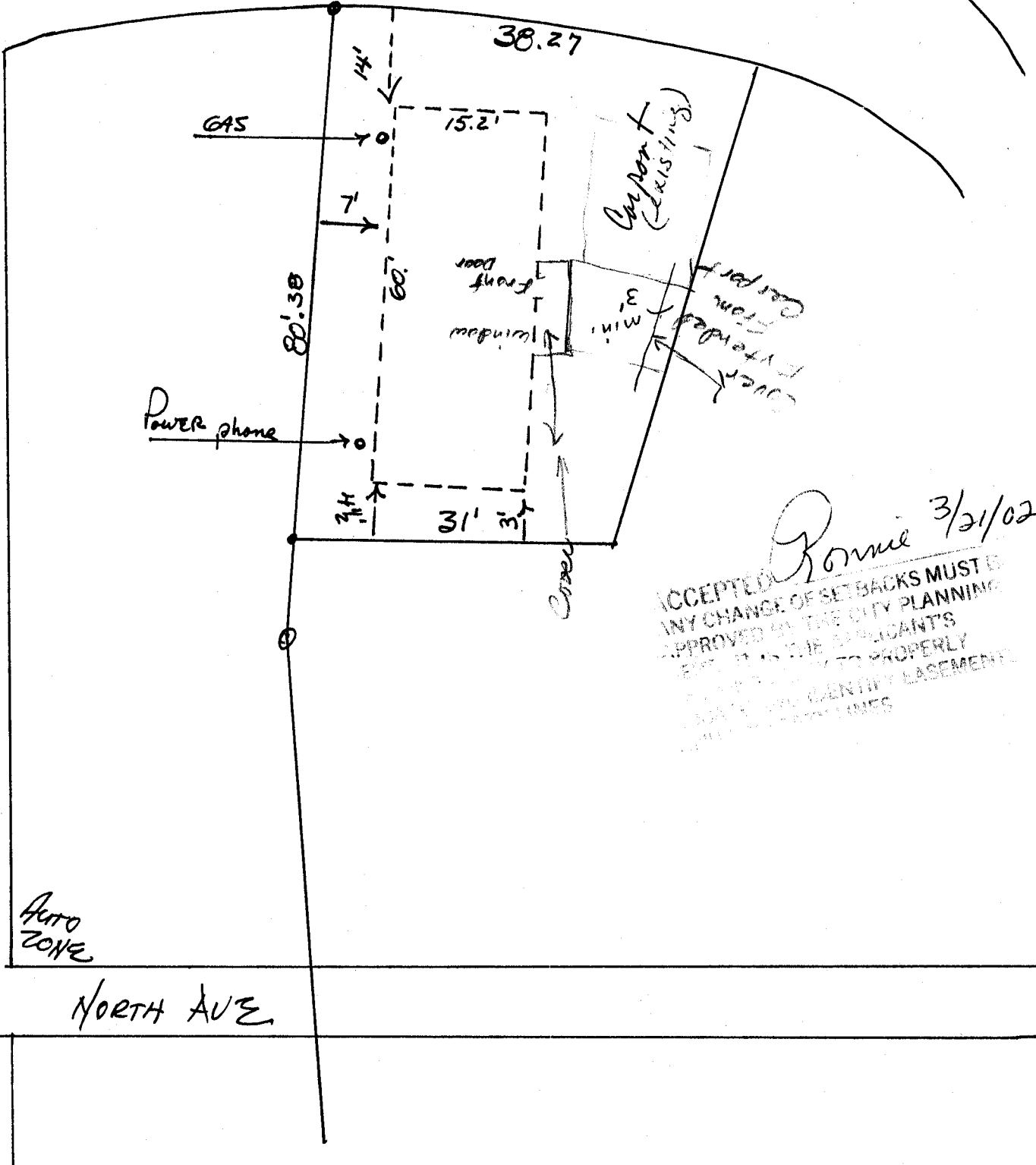
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Sandy Burns.
2850 Elm Drive
GRAND JUNCTION CO.
Parcel # 17

TEXAS

ELM DRIVE

28 1/2 RD



ACCEPTED *Ronnie* 3/21/02
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY IDENTIFY AND IDENTIFY EASEMENTS AND ENCUMBRANCES.

Auto ZONE

NORTH AVE