

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

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

BLDG PERMIT NO. 86433



ac

Your Bridge to a Better Community

BLDG ADDRESS 2866 ELM AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1855

TAX SCHEDULE NO. 2943-074-09-020 SQ. FT. OF EXISTING BLDGS 480

SUBDIVISION ORMS BEE SEC 7 IS 1 TOTAL SQ. FT. OF EXISTING & PROPOSED 2335

FILING 1 BLK 1 LOT 5

(1) OWNER KENNETH L. HARRIS

(1) ADDRESS 1707 CANNELL AVE.

(1) TELEPHONE 242-3095

(2) APPLICANT OWNER

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS GARAGE

DESCRIPTION OF WORK & INTENDED USE SF RES.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

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 Kenneth L. Harris Date 8-30-02
 Department Approval Pat Bushman Date 9-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/5/02</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)

KENNETH L. HARRIS

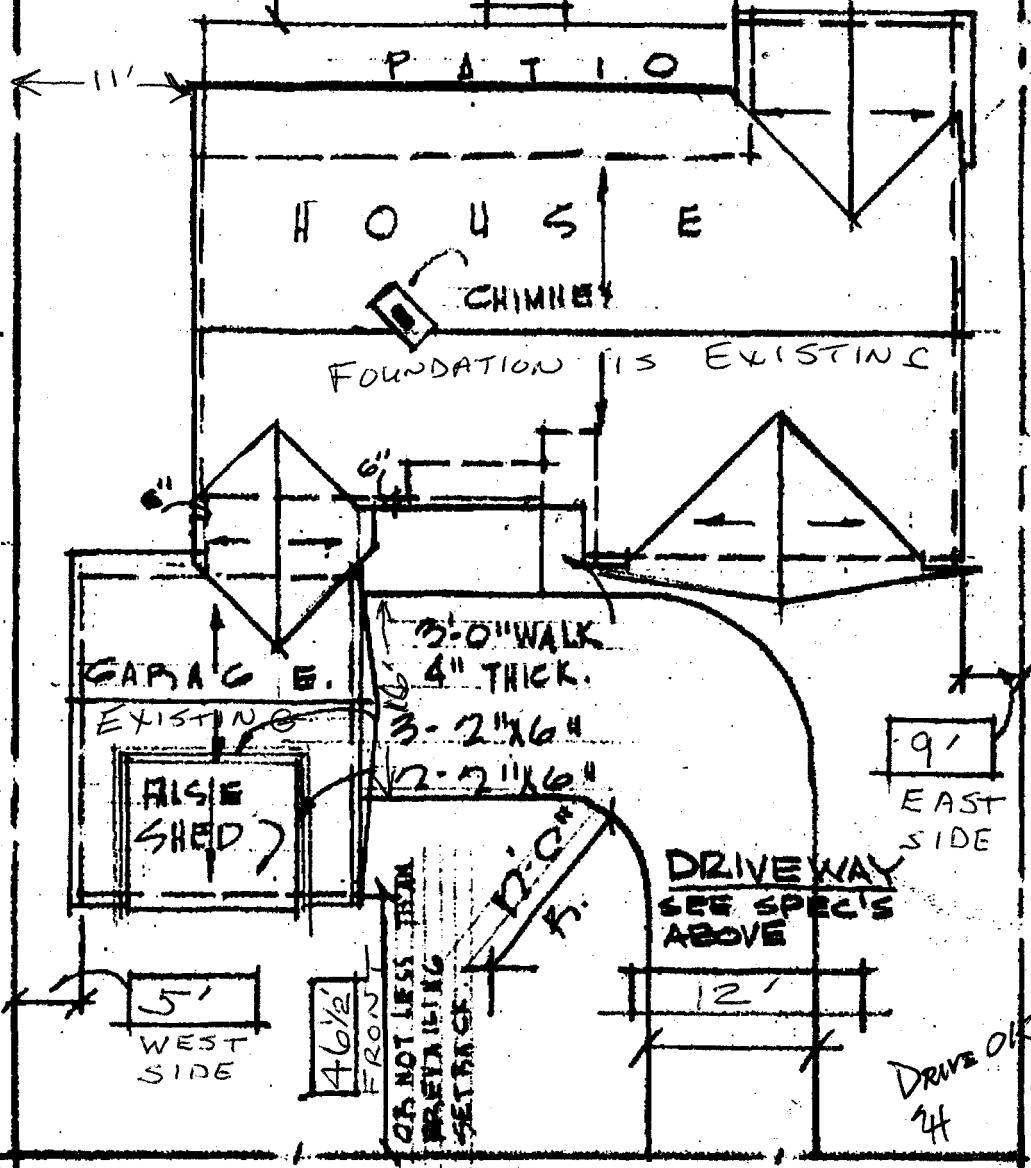
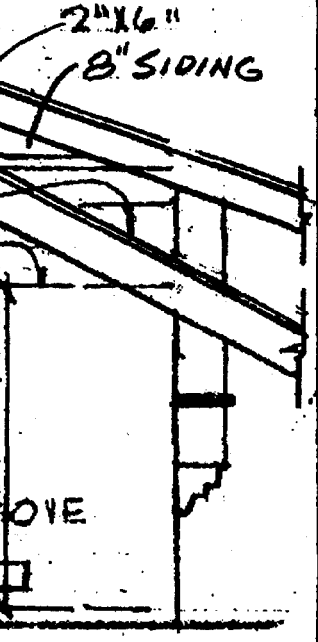
242-3895

83'

DRIVEWAY SPEC:
2" ASPHALT WITH 2" GRAVEL BASE OR 3" ASPHALT. USE 1" X 4" B.W. EDGING STRIPS. USE TOPEKA ASPHALT MIX. TREAT GRADE WITH WEED KILLER.

REAR
25'

2" X 6"
8" SIDING



LE
MARKS.

9-05-02
ACCEPTED: *Pat Buchanan*
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.

"AS BUILT" 2866 ELM AV.

LOT 5 ORMSBEE SUB SEC 7. 15 1E BLOCK

TRACT NOTE: PROJECT STARTED SOME YEARS AGO. ALL TAPS & PERMITS FEES PAID

PLOT & ROOF PLAN

NOT TO SCALE

SCALE - 1" = 20.0"

DRIVE OK
24
9/3/02