

DATE SUBMITTED: 10/8/91

PERMIT NO. 40016

FEE \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 524 MELODY LANE

SQ. FT. OF BLDG: 266 CARPORT

SUBDIVISION: BEASLEY

SQ. FT. OF LOT: 9100

FILING NO. ___ BLK NO. ___ LOT NO. 5

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2943-074-10-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: LESTER KELLAWAY

USE OF EXISTING BUILDINGS: RESIDENTIAL HOME

ADDRESS: 524 MELODY LANE

DESCRIPTION OF WORK AND INTENDED USE: ADD CARPORT TO SOUTH SIDE OF HOUSE

TELEPHONE: 243-7547

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20' P.L. or 45' from center of R.O.W.

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32' 3' for open-sided carport

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: Carport must remain open-sided unless 5' from side P.L.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

B. Paulson
Department Approval
10/8/91
Date Approved

Lester J. Kellaway
Applicant Signature
10/8/91
Date

MESA COUNTY PLANNING CLEARANCE APPLICATION

In the space below please attach a copy of an IMPROVEMENT LOCATION CERTIFICATE showing the following...or neatly draw a SITE PLAN showing the following:

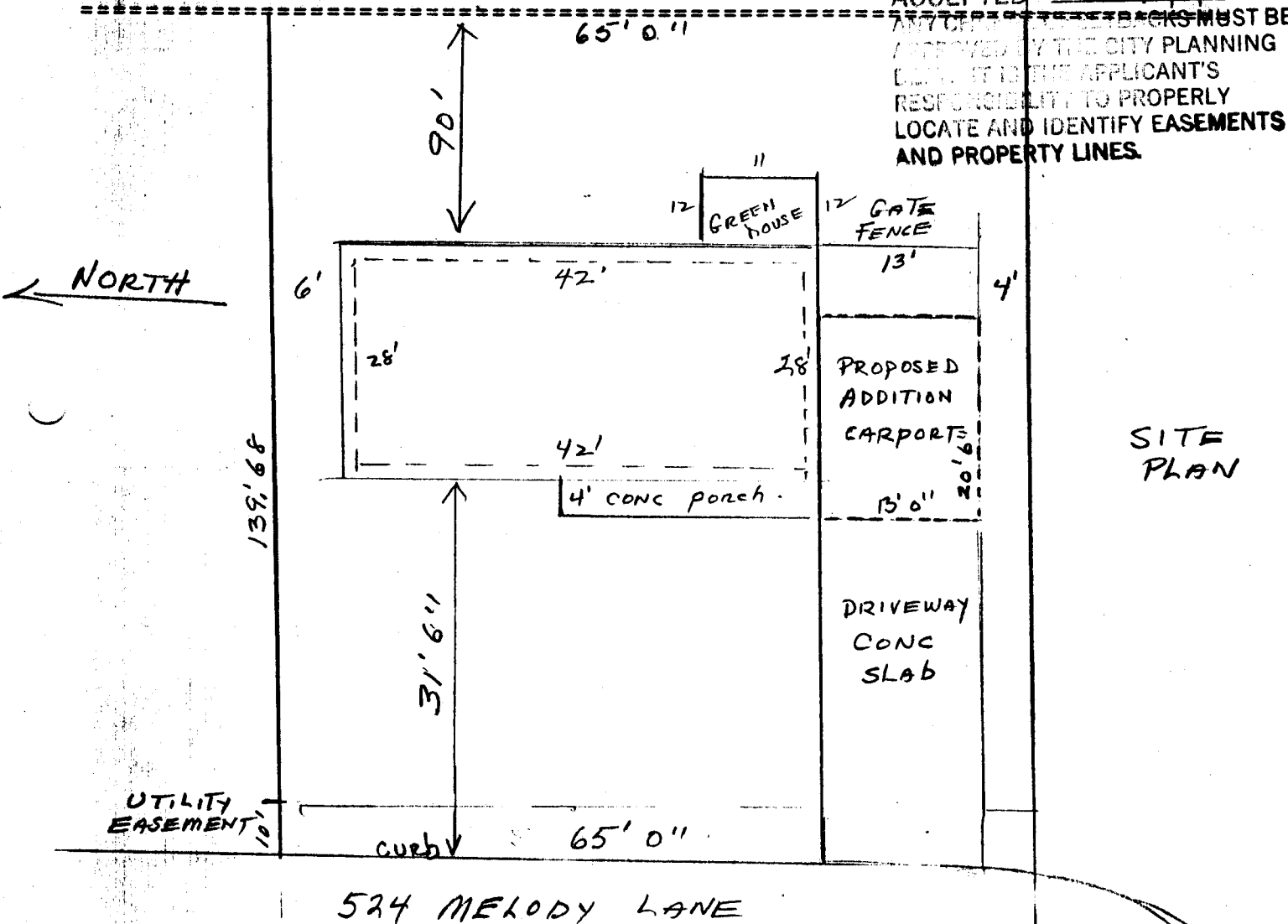
1. An outline of the PROPERTY LINES with dimensions. [✓]
2. An outline of the PROPOSED STRUCTURE with dotted lines. [✓]
3. The DISTANCE from the proposed structure to the front, rear, and side property lines (setback). [✓]
4. All EASEMENTS or RIGHT-OF-WAYS on the property. [✓]
5. All other STRUCTURES on the property. [✓]
6. All STREETS adjacent to the property and street names. [✓]
7. All existing and proposed DRIVEWAYS. [✓]
8. An arrow indicating NORTH.

[✓]
[✓]
[✓]
[✓]
[✓]
[✓]
[✓]

ACCEPTED

BP 10/18/11

ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN

BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE Lester J. Kellaway

APPROVED BY:

PLANNING DEPARTMENT STAFF

DATE

ELM AVE
↑