

DATE SUBMITTED 2-28-94

BUILDING PERMIT NO. 47760

FEE \$ 5.00 ✓

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

BLDG ADDRESS 2757 CHEYENNE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300

SUBDIVISION KELLY

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK 1 LOT 2

TAX SCHEDULE NO. 2945-244-04-001

NO. OF FAMILY UNITS 1

OWNER J. & M. VOYTELIA

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 288 1/2 Hwy 50

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 241 2713

SINGLE FAMILY

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 25' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: \$3000 road & improvements paid 3-1-94

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Marcia Pitz

Applicant Signature John Voyletic

Date Approved 2-28-94

Date 2-28-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

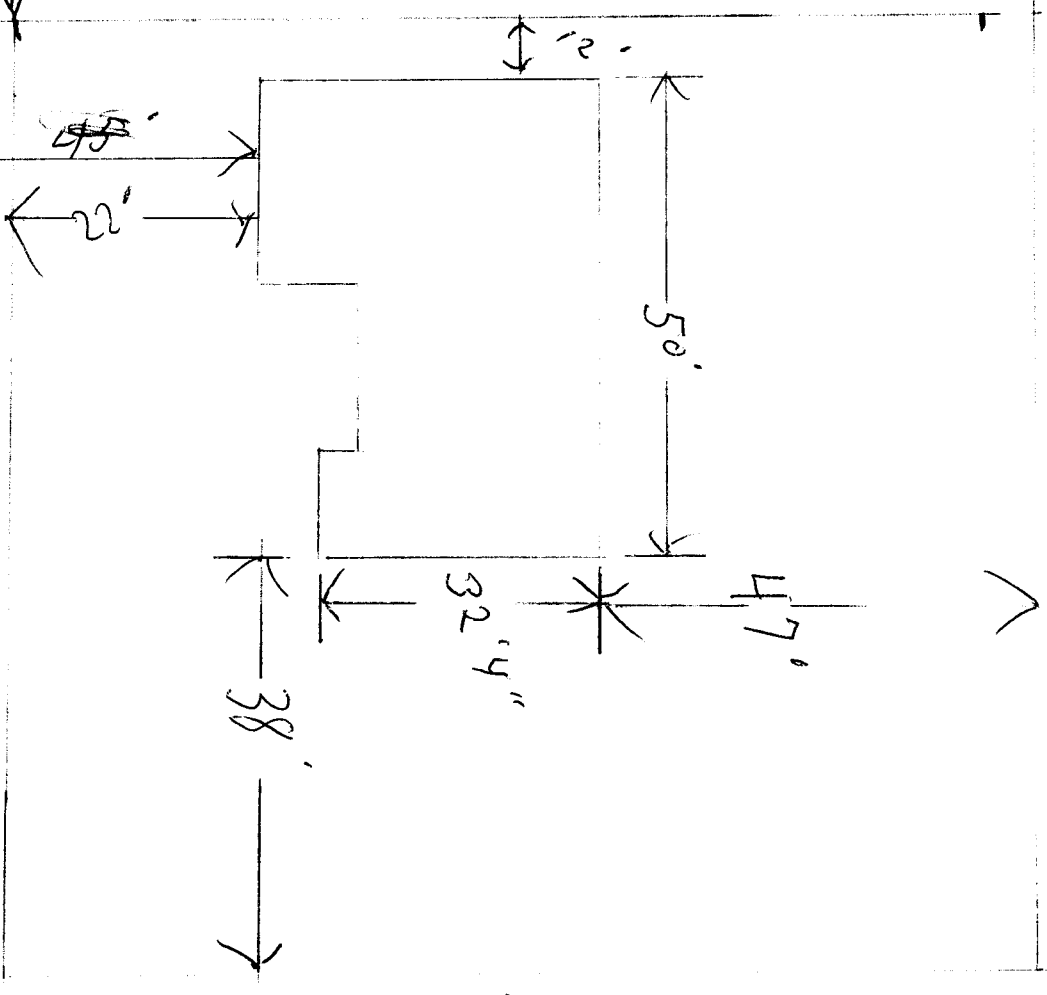
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

PROPERTY
LINES

2757 Cheyenne



ACCEPTED MP 8-28-94
 ANY CHANGE OF SETBACKS SHALL BE
 APPROVED BY THE ZONING BOARD
 PERTAINING TO THE APPLICABLE
 RESPONSIBILITY IN PROPERTY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

100'

2757 Cheyenne Drive

TAX ID # 2945-244-09-001

Lot 2, Blk 1, Kelly Subdivision

OWNER J. M. Voytelia

PAID ON MARCH 2nd 1994
\$3000⁰⁰ for $\frac{1}{2}$ Street
Improvements.


[Handwritten Signature]

WILL VANPELT 02-94
TAMMY L VANPELT
P.O. BOX 30042
GRAND JUNCTION, CO 81503

1032
82-40/1021

3-2 19 94

Pay to the Order of City of Grand J. \$ 3000⁰⁰
Three Thousand ⁰⁰/₁₀₀ Dollars

 Norwest Bank Grand Junction-Downtown, N.A.
(303) 243-1611
359 Main Street
Grand Junction, Colorado 81501

Memo Escrow half st. Willard Van Pelt

⑆102100400⑆ 6205054169⑆ 1032

CREDIT GIVEN FOR A portion
of pavement section, thus \$30⁰⁰
per linear ft. was charged for
100 linear ft. of frontage.
100
x 30
3000⁰⁰