

FEE \$ 500

BLDG PERMIT NO. 49733

PLANNING CLEARANCE

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

TCP 500⁰⁰



3009-0320-10-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2838 ELM AVE TAX SCHEDULE NO. 2943-073-00-038

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 300

(1) OWNER JACK & EUIAH MAE STEEDLETON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1410 E 12th - Pueblo

(1) TELEPHONE 719-543-0906 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS STORAGE SHED

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ 30x60 mobile home - S/F use

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8

Maximum coverage of lot by structures 45%

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

Parking Req'mt _____

Side 5' from PL Rear 15' from PL

Special Conditions to be placed permanent foundation per Mesa Co. Bldg.

Maximum Height 32'

CENSUS TRACT 6 TRAFFIC ZONE 30 Dept.

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Jack Steedleton Date 9-7-94

Department Approval Donna Edwards Date 9-7-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

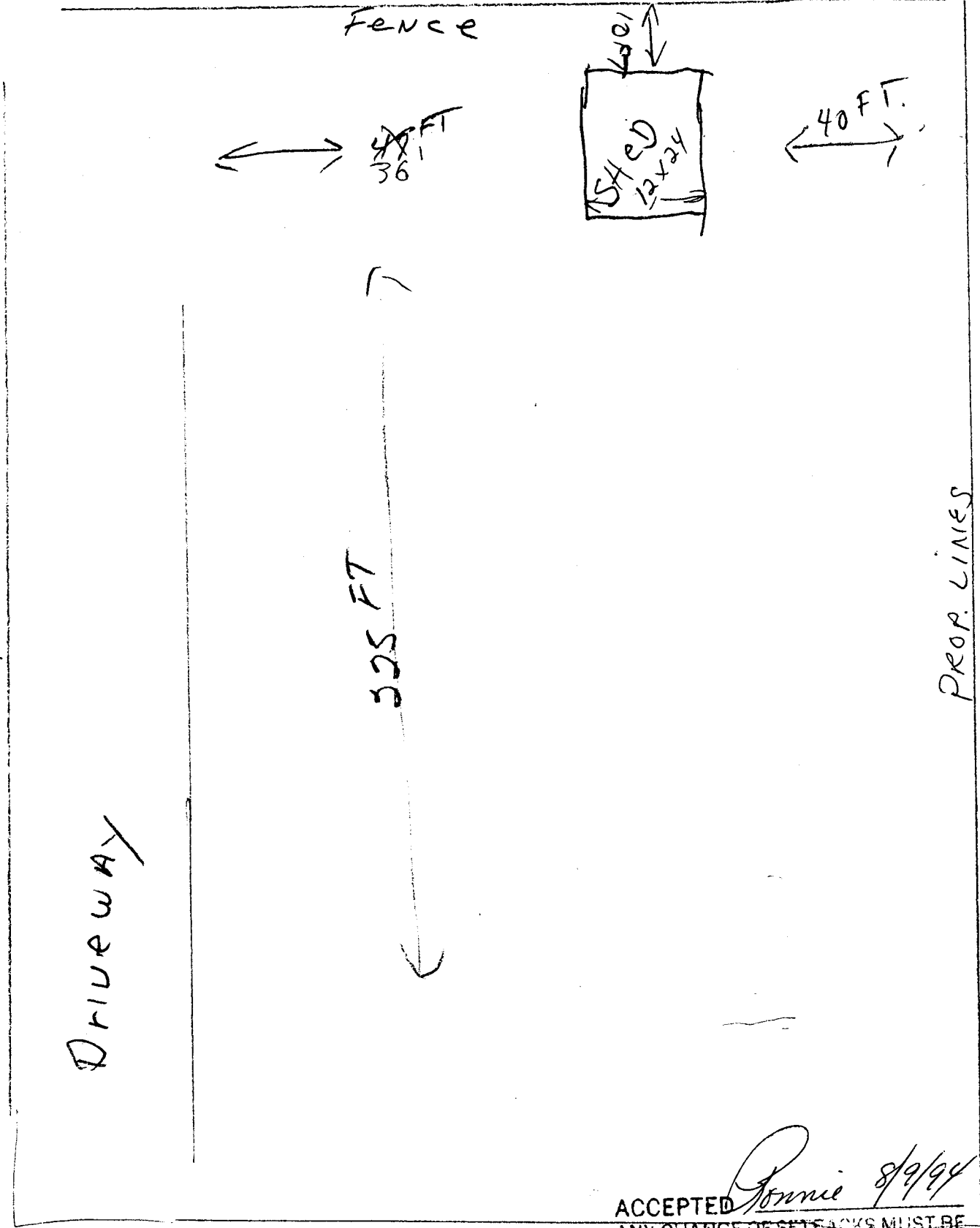
Utility Accounting Millie Fowler Date 9/7/94

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

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

no other structure here at this time.

88'



2838 E L M

FRONT

ACCEPTED *Ronnie 8/9/94*

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.