FEE $ 5⁰⁰

TCP 500⁰⁰

BLDG PERMIT NO. 49733

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

✓

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 & Eulah Mae Steepleton__ NO. OF DWELLING UNITS
BEFORE: __0__ AFTER: __1__ THIS CONSTRUCTION

(1) ADDRESS __1410 E 12ᵀʰ - Pueblo__

(1) TELEPHONE __719-543-0706__   NO. OF BLDGS ON PARCEL
BEFORE: __0__ AFTER: __2__ THIS CONSTRUCTION

(2) APPLICANT __Same__   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 on 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 Steepleton__   Date __9-7-94__

Department Approval __Bonnie Edwards__   Date __9-7-94__

Additional water and/or sewer tap fee(s) are required: YES _____ NO __X__ W/O No. __N/A__
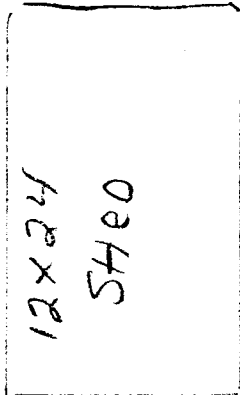
Utility Accounting __Millie Fowler__   Date __9/7/94__

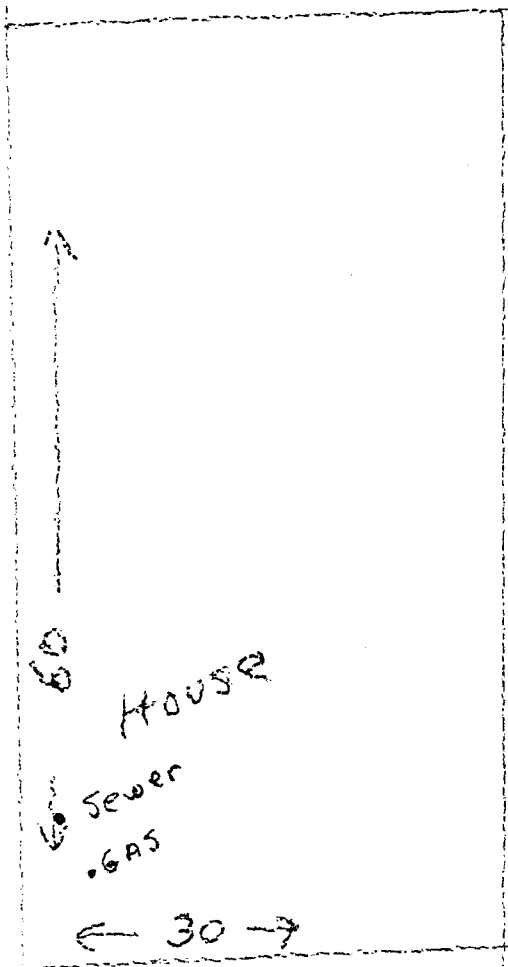VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

← 88 → NORTH KIDE SIDE

6FT

12 × 24
SHED

117

225 ±

WEST PROPLINE

DRIVE/WAY

← 34 →

← 24 →

60

HOUSE

Sewer
.GAS

← 30 →

O
WATER
METER

57 →