

FEE \$ 10.00

BLDG PERMIT NO. 51555

PLANNING CLEARANCE

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

4003-0340-026

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 103 Miriam Ave TAX SCHEDULE NO. 2945-252-12-002
 SUBDIVISION Artesia Height SQ. FT. OF PROPOSED BLDG(S)/ADDITION 378
 FILING _____ BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1480
 (1) OWNER Earl Putton NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 103 Miriam Ave NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245 2289 USE OF EXISTING BLDGS RCS
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: remodel
 (2) ADDRESS same for larger kitchen
 (2) TELEPHONE _____

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 _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5 from PL Rear 15 from PL
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

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).

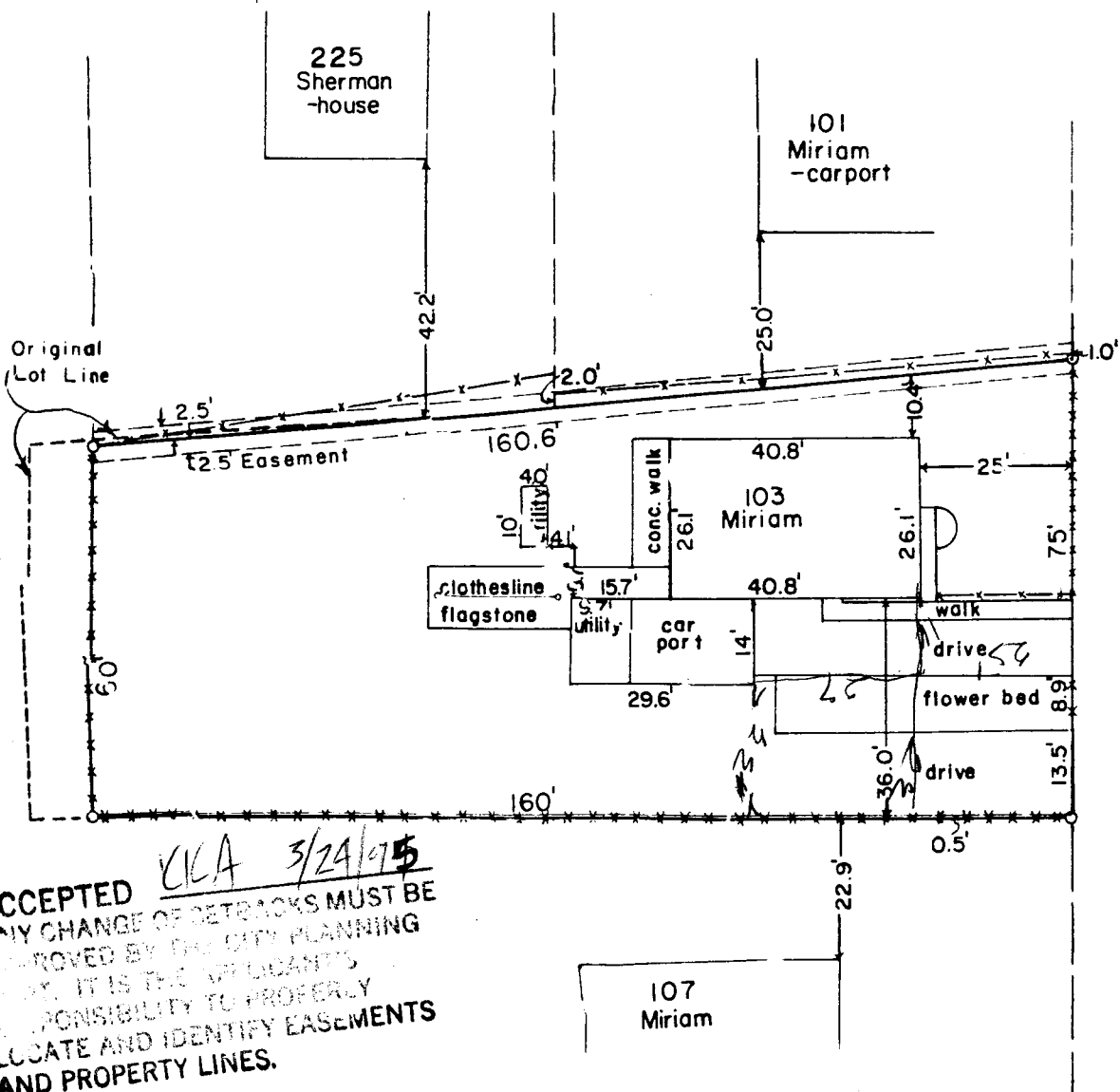
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Earl Putton Date 3/24/95
 Department Approval Kristen T. Webb Date 3/24/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change
 Utility Accounting Millie Fowler Date 3-24-95

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)



Scale 1" = 30'

ACCEPTED *KICA 3/24/75*
 ANY CHANGE OF DETRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Note: The original boundary of Lot 2, Block 4 of Artesia Heights, as shown by dotted line on this plat, covered more land than the replat thereof. Changes in boundaries were limited to pulling in the North and West lines as shown.



This is to certify that on this 19th day of Febr., 1963, I supervised a survey of Lot 2, Block 4 - According to Replat of Blocks 3, 4 and 5, Artesia Heights, City of _____ County of Mesa, State of Colorado, and found the house and other improvements, except as shown, to be located entirely within the boundary lines of the above described property as shown on this plat. The location and dimensions of all buildings, improvements, easements, and rights of way in evidence or known to me, and encroachments by or on the premises are accurately shown.

Richard J. Mandeville
 Registered Engineer & Land Surveyor

WESTERN ENGINEERS	
IMPROVEMENT PLAT	
103 MIRIAM AVENUE	
LOT 2, BLOCK 4	
ARTESIA HEIGHTS	
MESA COUNTY, COLORADO	
SURVEYED	<u>W.F.O.</u>
DRAWN	<u>F.B.F. - C.E.S.</u>
GRAND JCT. COLO.	2/19/63

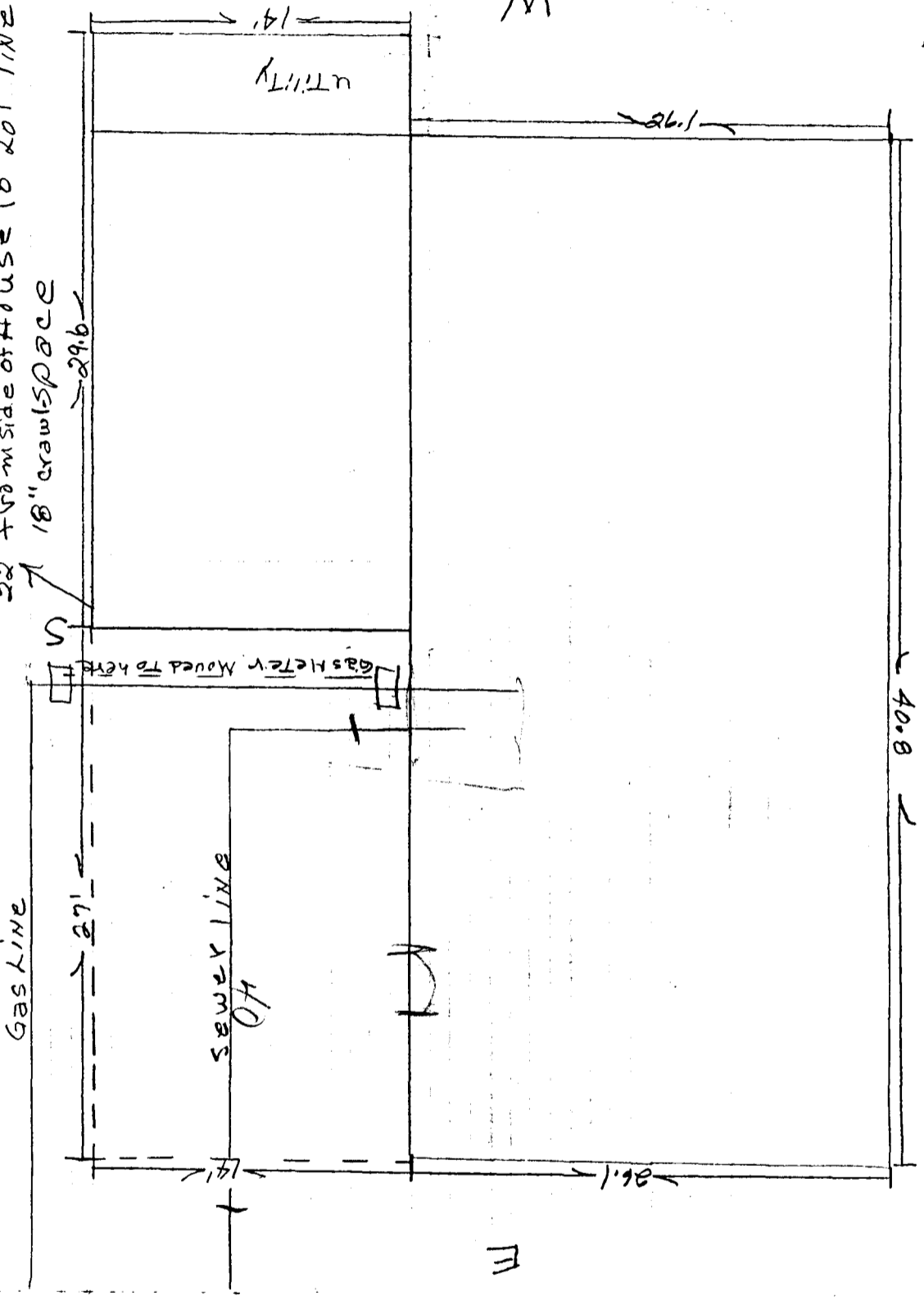
NOTE: ALL DIMENSIONS SHOWN ARE FINISH TO FINISH

We have excluded all cabinets not shown on this sheet.

- 2 X 10 - Rafters 2-1/2" Pitch 24" CENTER
- 2 X 10 - Floor Joist 24" CENTER
- 2 X 4 - Studs 16" CENTER
- 22' from side of house to lot line
- 18" CRAMP SPACE

Gas line Replaced with schedule 40 under house

sewer line Replaced with schedule 40 under house



ACCEPTED KKA 3/24/95
 ANY CHANGES TO TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Sold To _____	Delivered To _____	Sold By _____	Delivery Date _____
Address _____		PLAN NO. _____	