

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55560

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

3020-1740-08-8 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2840 1/2 Mesa Ave TAX SCHEDULE NO. 2943-073-

SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING ^{2nd Addition} BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 24x50'

(1) OWNER Stoddard Marland NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2840 1/2 Mesa Ave.

(1) TELEPHONE 243-0385 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS None

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

(2) TELEPHONE _____ 12x20' free-standing carport

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 PMTI Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions Per Park Regulations

Maximum Height _____ CENS.T. 6 T.ZONE 30 ANN# _____

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 Bonnie Edwards Date 3/26/96

Department Approval Bonnie Edwards Date 3/26/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Millie Fowler Date 3-26-96

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

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

FROM:
2840 1/2
Mesa.

ACCEPTED *Connie* 3/26/96
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.

12' X 20'
carport
(NEW)

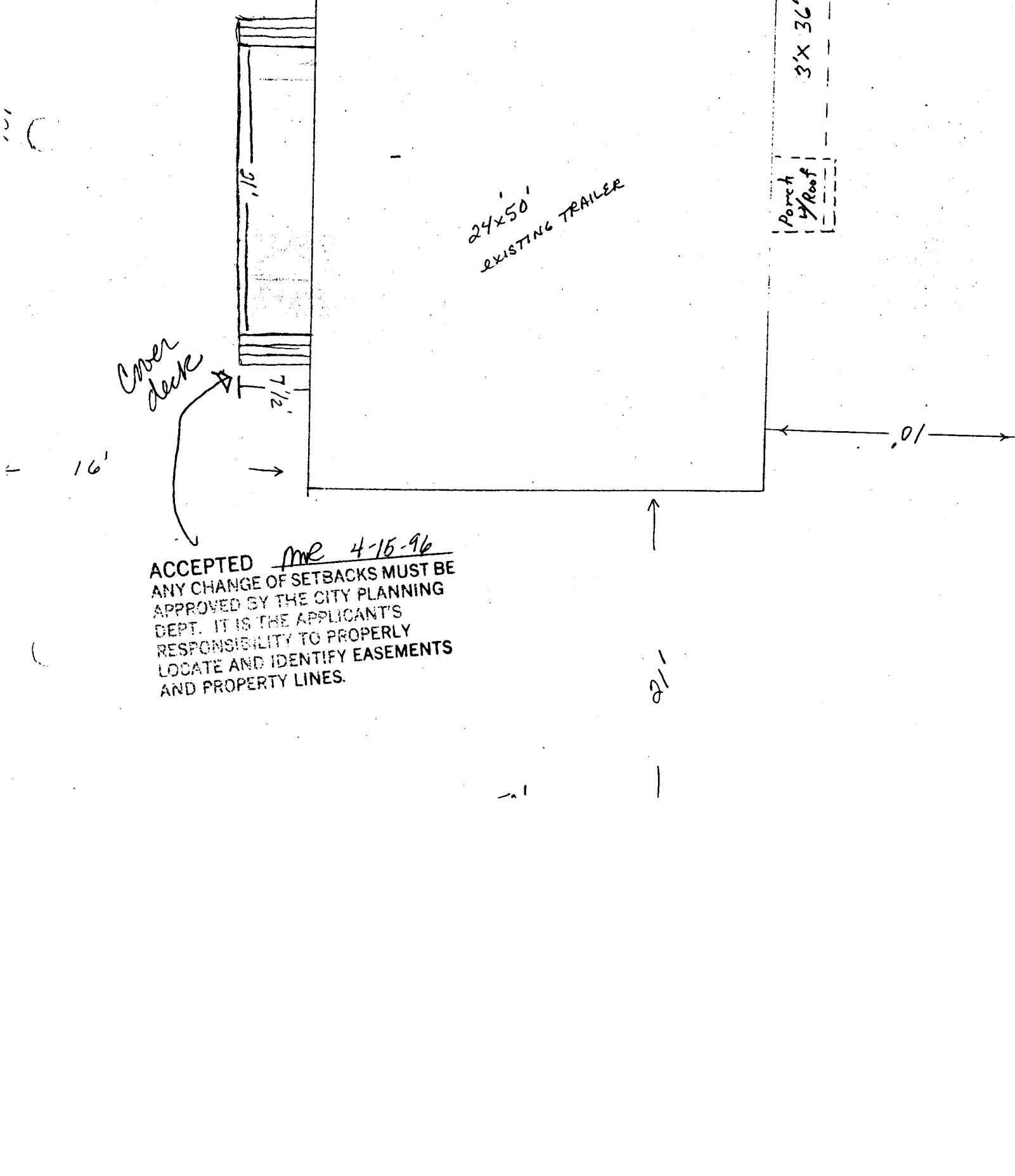
3' X 36' Sidewalk

Porch
4' Roof

24' X 50'
EXISTING TRAILER

Cover
deck

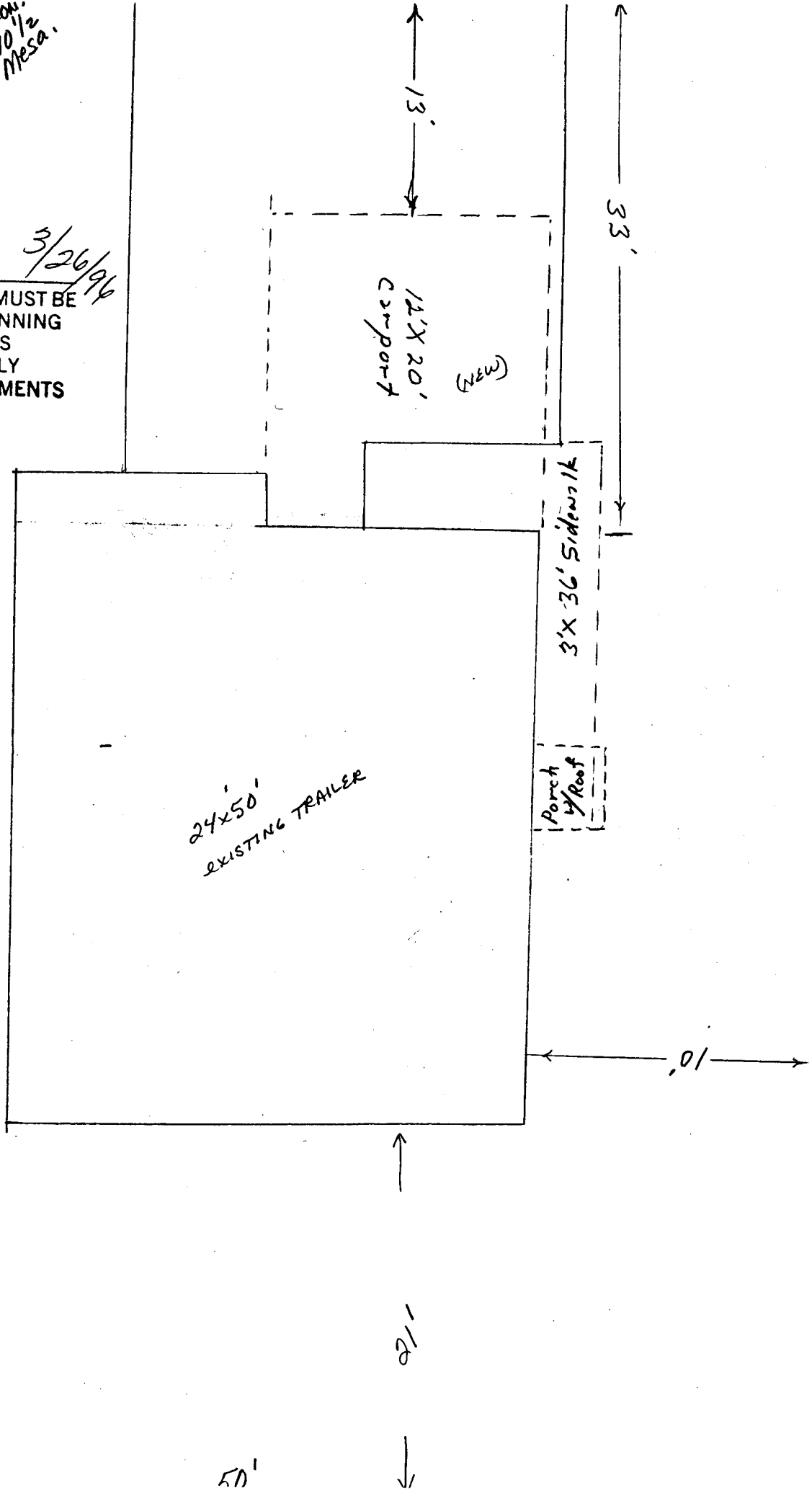
ACCEPTED *me* 4-15-96
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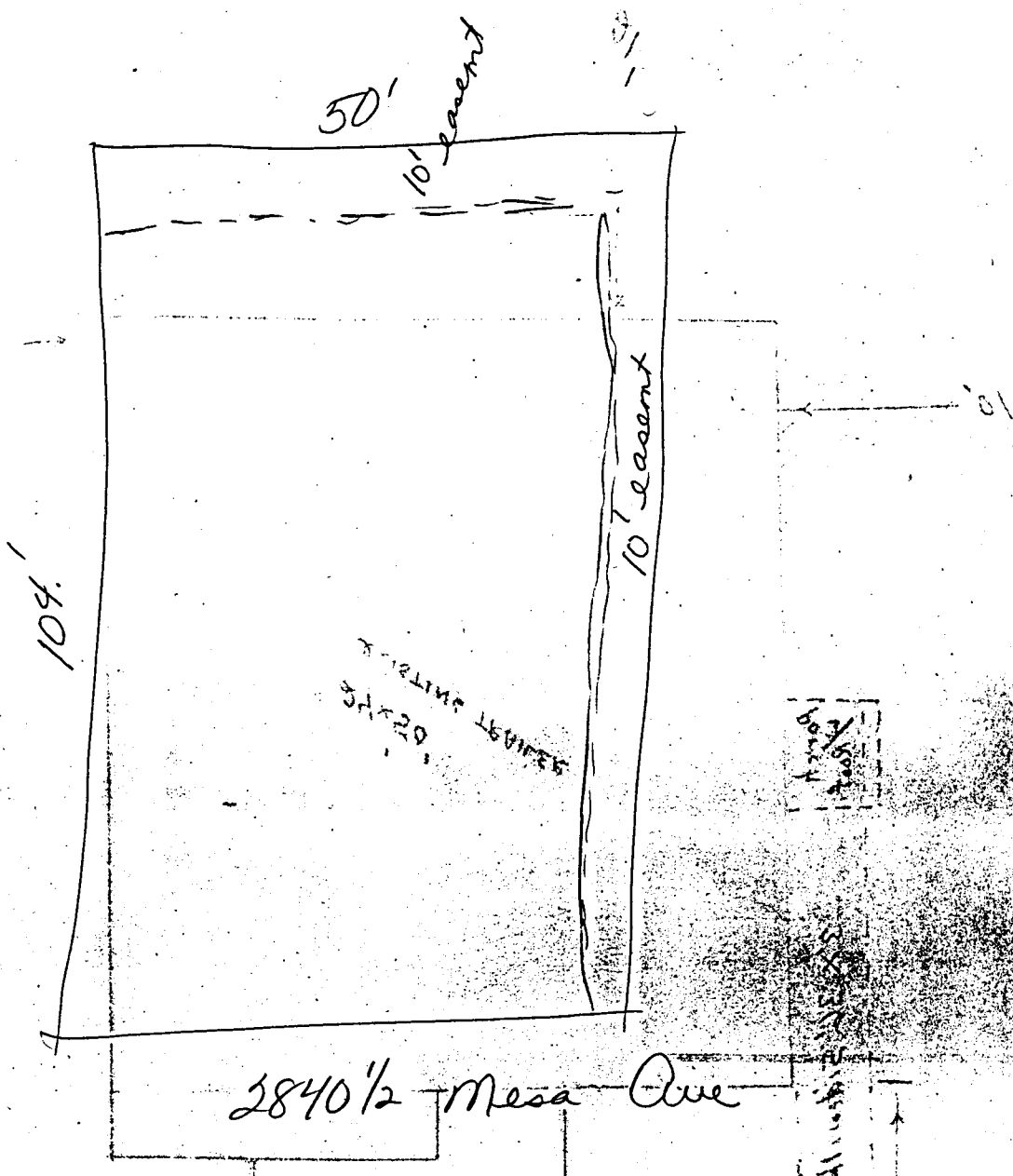
FROM:
2840 1/2
MESA.

ACCEPTED *Ronnie* 3/26/96

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107



50'
10' easement

104'

10' easement

38120
38120

2840 1/2 Mesa Ave

10' Utility Easement

10' Utility Easement

AND SUCCESSIONS
PROPERTY RECORDS
SECTION 14
RANGE 10N
TOWNSHIP 10N
RANGE 10E
COUNTY OF SHERIDAN
STATE OF WYOMING

10' Utility Easement