

FEE \$	10.00
TCP \$	227.500
SIF \$	



BLDG PERMIT NO. 631106

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2838 1/2 ELM AV TAX SCHEDULE NO. 2943-073-00-232

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1360 SQ. FT.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 18' X 25'

(1) OWNER K. WIDICK LINDA A. WIDICK NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2838 1/2 ELM

(1) TELEPHONE 241-1482 W2422924 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SAMP USE OF EXISTING BLDGS SHED

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ SET MODULAR

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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)  
 of 50' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL

Parking Req'mt 2'

Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 K. L. Widick Date 12-5-97

Department Approval Antonia Costello Date 12-12-97

Additional water and/or sewer tap fee(s) are required. YES  NO \_\_\_\_\_ W/O No. 10764

Utility Accounting Richardson Date 12-12-97

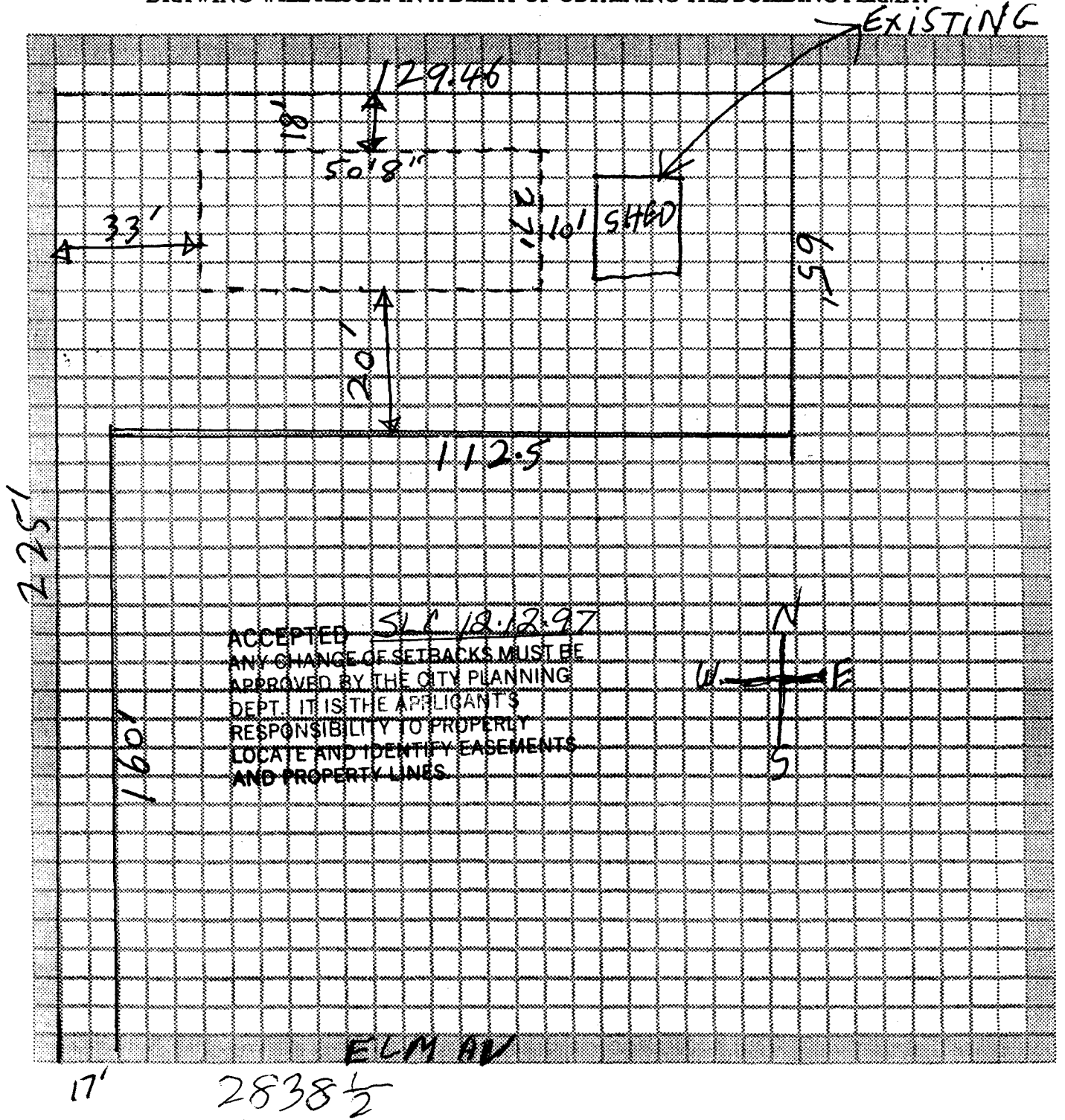
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions.
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks).
4. All EASEMENTS or RIGHTS-OF-WAY on the property.
5. All other STRUCTURES on the property.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS.
8. An arrow indicating NORTH.
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



**MESA COUNTY SINGLE FAMILY RESIDENTIAL SITE PLAN  
PLANNING CLEARANCE**

A \$10.00 fee will be collected with the Building Permit fees.  
Please complete both front and back portion of this form.

Owner of Property: KENNETH L. WIDICK LINDA A WIDICK Day Time Phone: 242-2924  
 Applicants Name: SAM Day Time Phone: \_\_\_\_\_  
 Property Address: 2838 1/2 ELM AV  
 Tax Schedule Number: 2943-073-00-034 (Obtain from Assessor 244-1610)  
 Proposed New Construction: MODULAR  
 Maximum Height of Proposed Structure: 15'  
 For Mobile Homes: Hud Mobile Home # WU FAX (3 Letters - 6 Numbers)

**By Signing Below, the Applicant Accepts the Responsibility For:**

- ◆ Locating and identifying all easements, property lines, existing and proposed structures.
- ◆ Installing all driveways in accordance with the applicable sections of the Mesa County Standard Specifications for Road and Bridge Construction.
- ◆ Obtaining a Surface Alteration Permit for the construction or altering of any road, drainage or other improvements within the Public Right-of-Way.
- ◆ Having any change of setbacks approved in writing by the Planning and Development Department.

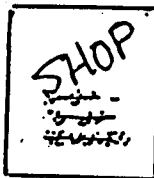
APPLICANT SIGNATURE: [Signature] DATE: 12-4-97  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OFFICE USE ONLY	
Date Received: _____	Received By: _____
Planning File#: _____	Subdivision: _____
Zone: _____	Setbacks Row: _____ / _____ / _____ / _____ R _____
Access Approved: Yes _____ No _____	Floodplain Permit: Yes # _____ No _____
SCHOOL FEE: Exempt _____ Payable at Building Permit _____	
Paid in Full: Amount _____ Date _____	
Comments / Special Conditions: <u>Copy of sales contract for a new 1998 unit presented at application.</u>	
4/3/96	

← 93' →  
S 90°00'00" E  
129.46'  
129.46'

← 36.46' →

LS 2682



N 00°00'00" W  
65.00'  
65.00'

PARCEL 1  
0.333 acres

112.50'

N 90°00'00" W 112.50'

N 90°00'00" W 67.50'

GARAGE

IRRIGATION DITCH

HOUSE

ASPHALT DRIVE

130.00'

225'  
S 00°00'00" W  
225.00'

N 00°00'00" W  
160.00'

REBAR - NO  
PT OVER  
1.06' S

171.00'

2838 1/2 ELM AVE