

NW corner 28 1/4 Rd & Elm Avenue

| | |
|--------|------------------|
| FEE \$ | 10 ⁻ |
| TCP \$ | 500 ⁻ |
| SIF \$ | 275 |



BLDG PERMIT NO. Home 67934

Garage - 68256 - garage

Ronnie Edwards
244-1430

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

2822 1/2 Elm Ave

BLDG ADDRESS 28 1/4 + Elm TAX SCHEDULE NO. 2943-073-15-002

SUBDIVISION Lucas SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x80

FILING - BLK - LOT 2 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER Lorie Natter NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 42432 Rd #423 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970-434-1710 USE OF EXISTING BLDGS 0

(2) APPLICANT Call ASAP DESCRIPTION OF WORK AND INTENDED USE: manufactured home + garage

(2) ADDRESS same

(2) TELEPHONE page 203-6210

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) or 50' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL Special Conditions Garage Setback -

Maximum Height 32' 5-3' to eave
R-3' to eave

CENSUS 6 TRAFFIC 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 Lorie Natter Date 11/17/98

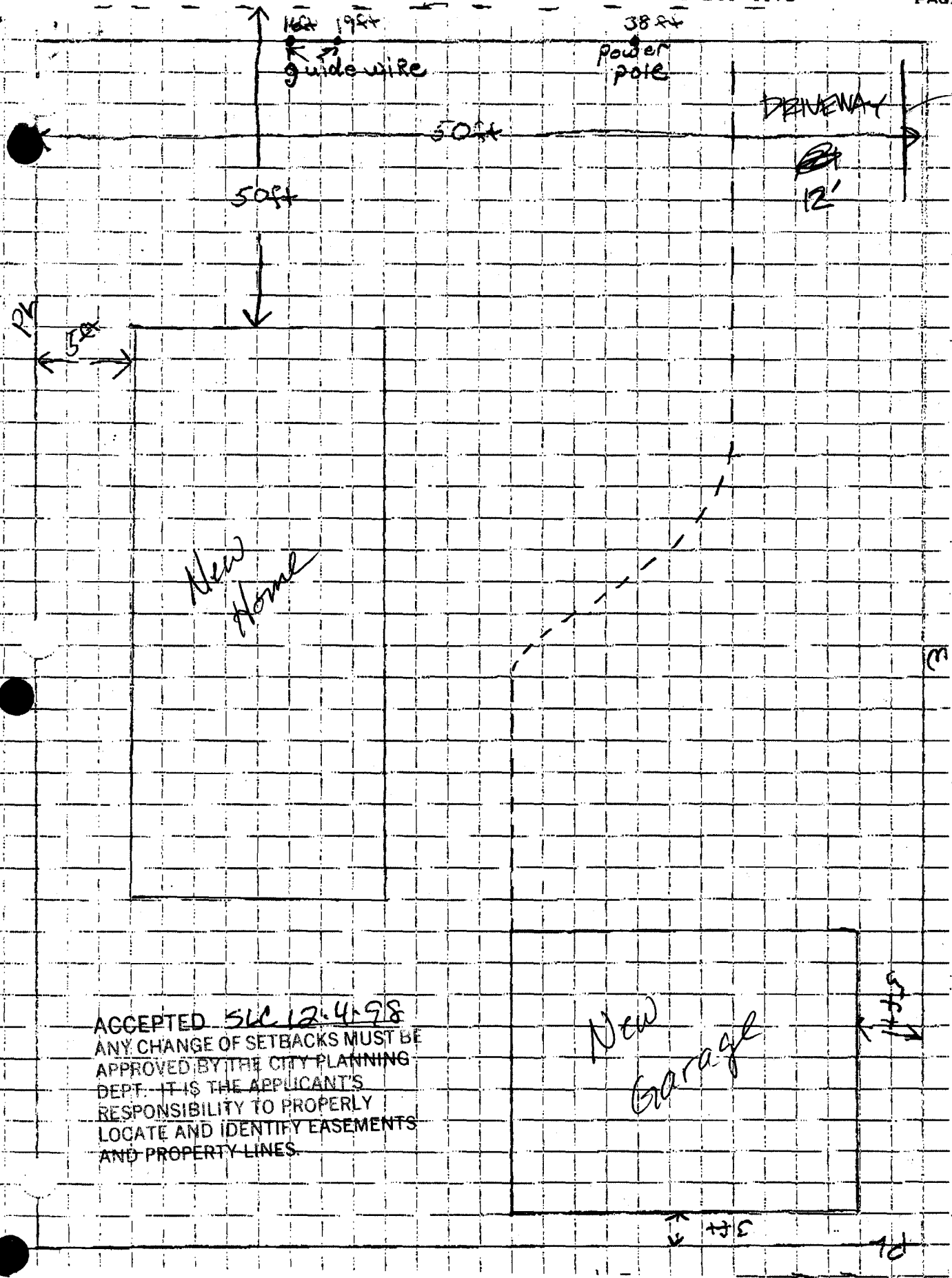
Department Approval Ante Costello Date 12.4.98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11804

Utility Accounting R Duncan Date 12/4/98

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)



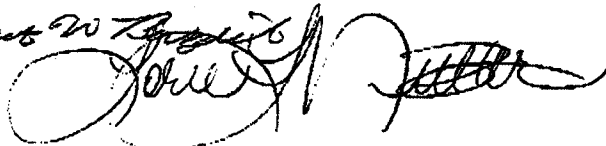
ACCEPTED 5/12/98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY LOCATED OK
 DL Ashford 12/3/98

I, Mark Bailey, of 2822 Elm Ave agreed to share a driveway with Robert Borzich & Lorie Nutter of 2822 1/2 Elm Ave. dated this 2nd day of December Nineteen hundred ninety eight.

Mark Bailey
2822 Elm Ave.

Robert W. Borzich
2822 1/2 Elm Ave.

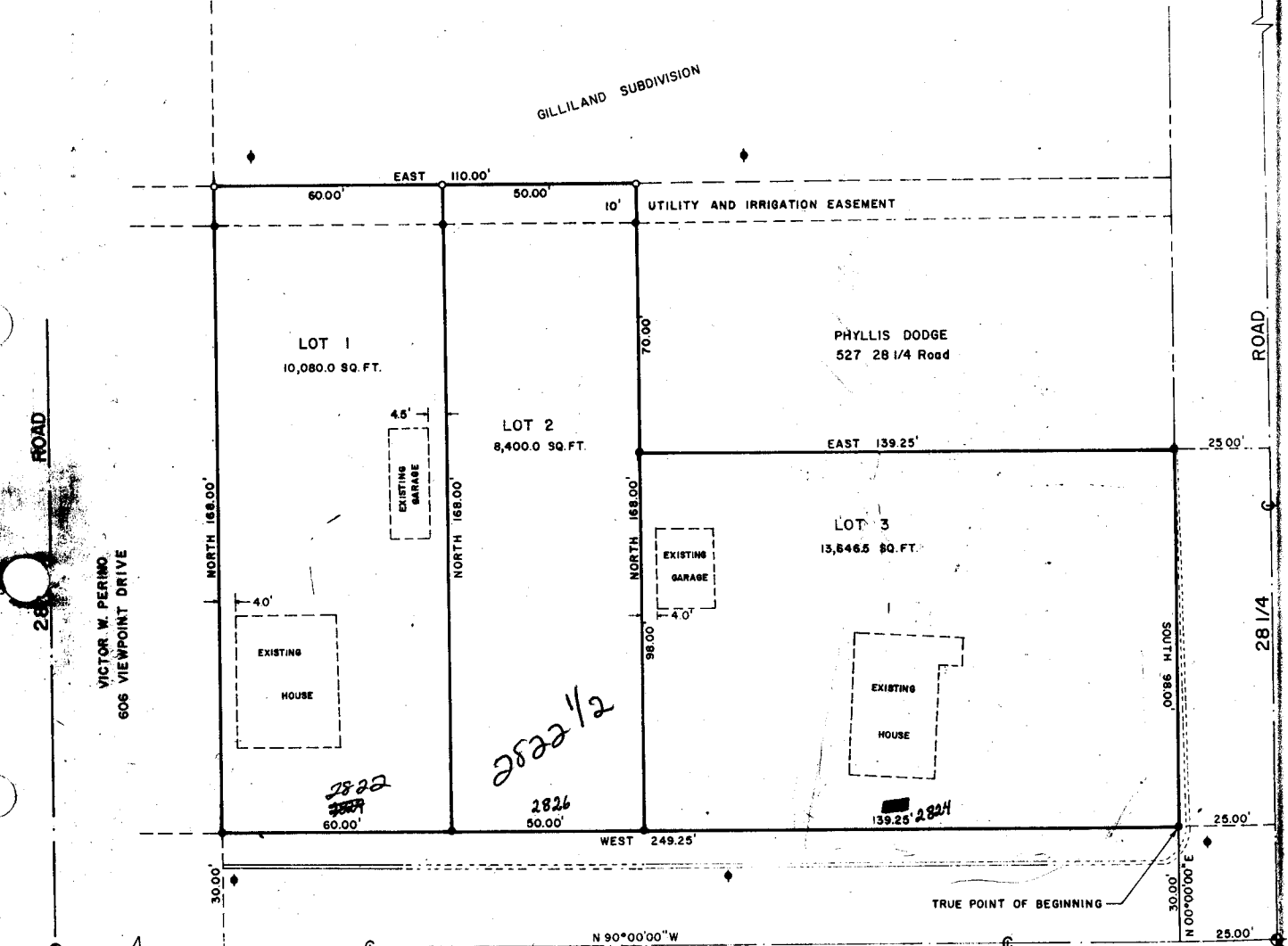


LUCAS SUBDIVISION

City - [REDACTED]

2943-073-15-001
002
003

GILLILAND SUBDIVISION



VICTOR W. PERINO
606 VIEWPOINT DRIVE

28 1/4 ROAD

ROAD

28 1/4

SW CORNER
NW 1/4 SW 1/4
Section 7
T.1S., R.1E., U.M.

SOUTH LINE
NW 1/4 SW 1/4
Section 7
ORIGIN OF BEARINGS

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar with Cap stamped 9649
- ◆ Indicates Existing Utility Power Pole
- ==== Indicates Existing Concrete Lined Irrigation Ditch
- ===== Indicates Existing Unlined Irrigation Ditch

Elm Avenue



SCALE 1" = 20'