

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 67652

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 267 Laura Lee Ave TAX SCHEDULE NO. 2945-251-03-013

SUBDIVISION Towns Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300 sqft

FILING _____ BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) 1050 sqft

(1) OWNER Charles T. Pope NO. OF DWELLING UNITS
BEFORE: 5 AFTER: 5 THIS CONSTRUCTION

(1) ADDRESS 267 Laura Lee Ave

(1) TELEPHONE 970-241-4719 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Bennett USE OF EXISTING BLDGS _____

(2) ADDRESS 267 Laura Lee Ave DESCRIPTION OF WORK AND INTENDED USE: usable space

(2) TELEPHONE 970-241-4719 Addition Master Bedroom/BATH

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 RST-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req't _____
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 13 TRAFFIC 30 ANNEX# _____

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 R-3 A Date 11-10-98

Department Approval X. Valdez Date 11-10-98

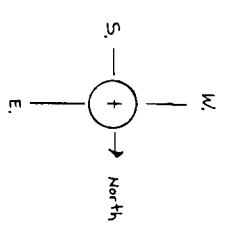
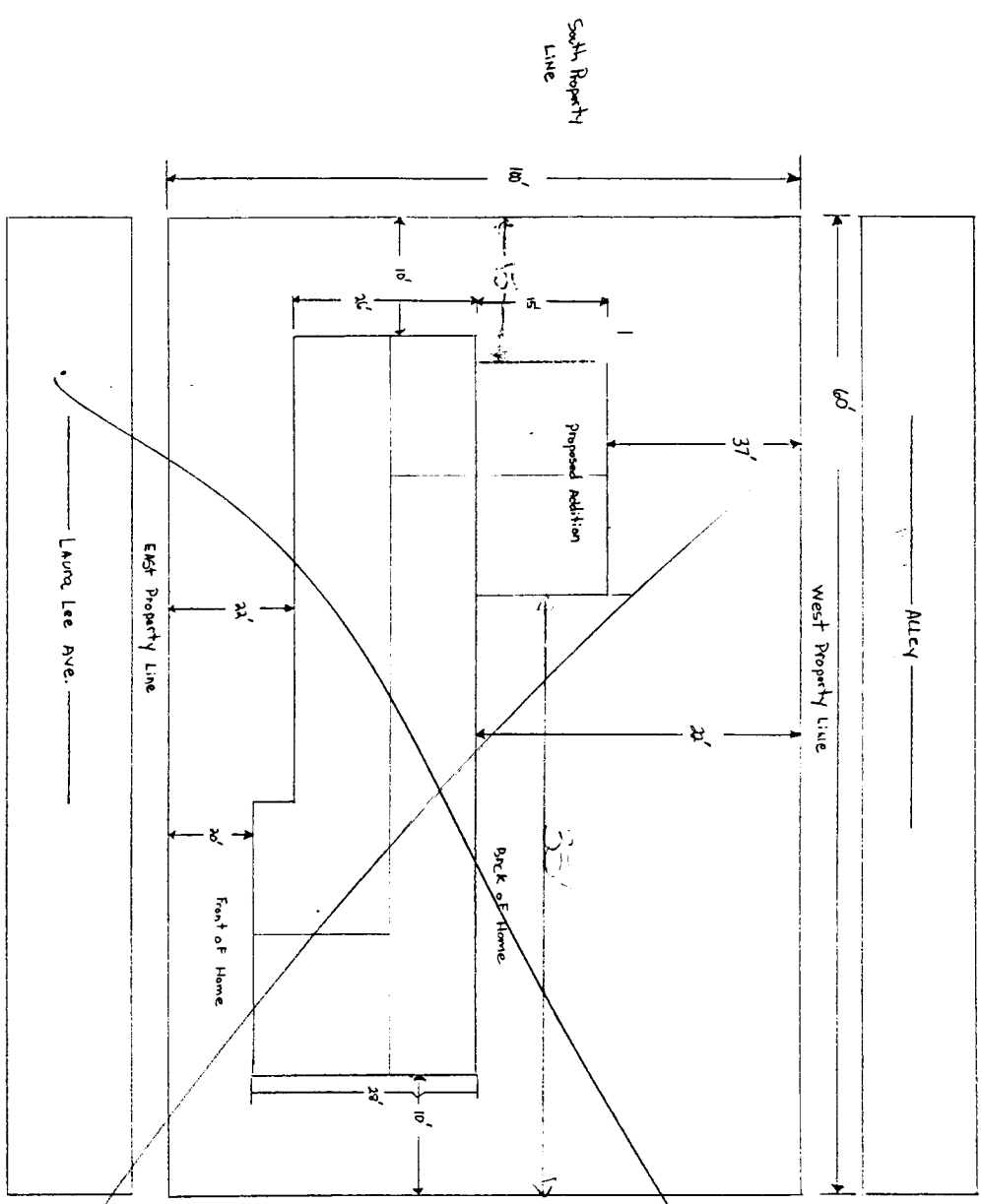
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting K. Duncan Date 11/10/98

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)

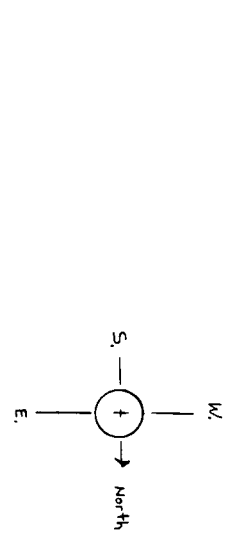
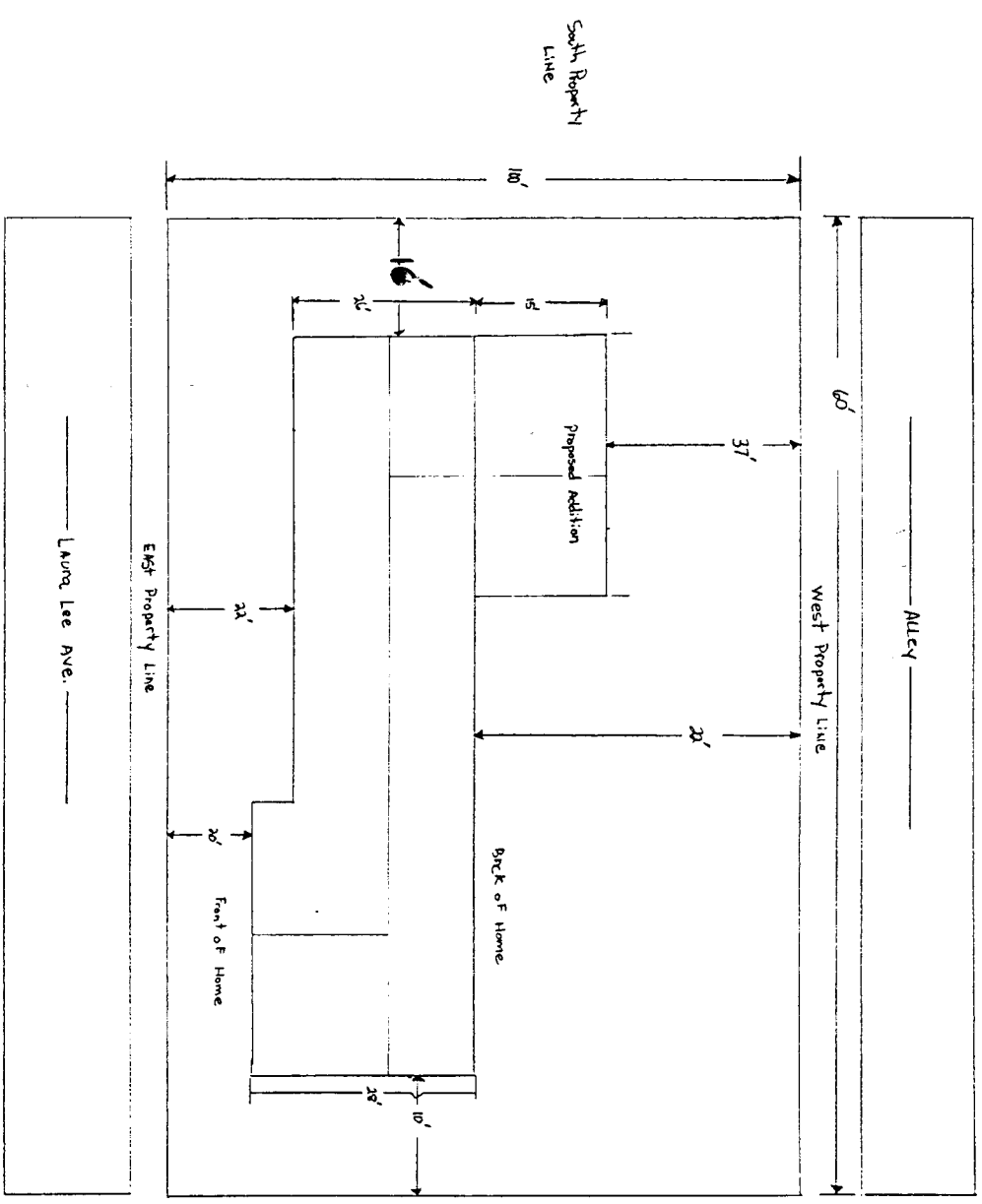
ACCEPTED X V 11-10-98
 COUNTY OF GRAND JUNCTION
 RECORDS DEPARTMENT
 1000 WEST MAIN STREET
 GRAND JUNCTION, CO. 81505
 THIS DOCUMENT IS A PUBLIC RECORD
 IT IS THE POLICY OF THIS OFFICE
 TO MAKE THIS RECORD AVAILABLE
 TO THE PUBLIC IN ACCORDANCE WITH
 LOCAL, STATE AND FEDERAL LAWS
 AND PROPERTY LINES.



Plot Plan

Proposed Addition
 Charles J. Elfrank Pope
 267 Laura Lee Ave.
 Grand Junction, CO.
 Phone 241-4719

11-18-98
 RECEIVED Bill Miller
 COUNTY OF DENVER, DEPARTMENT OF
 RECORDS AND ADMINISTRATION
 1535 LEXINGTON AVENUE
 DENVER, COLORADO 80202
 RESPONSIBILITY TO PROPERTY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

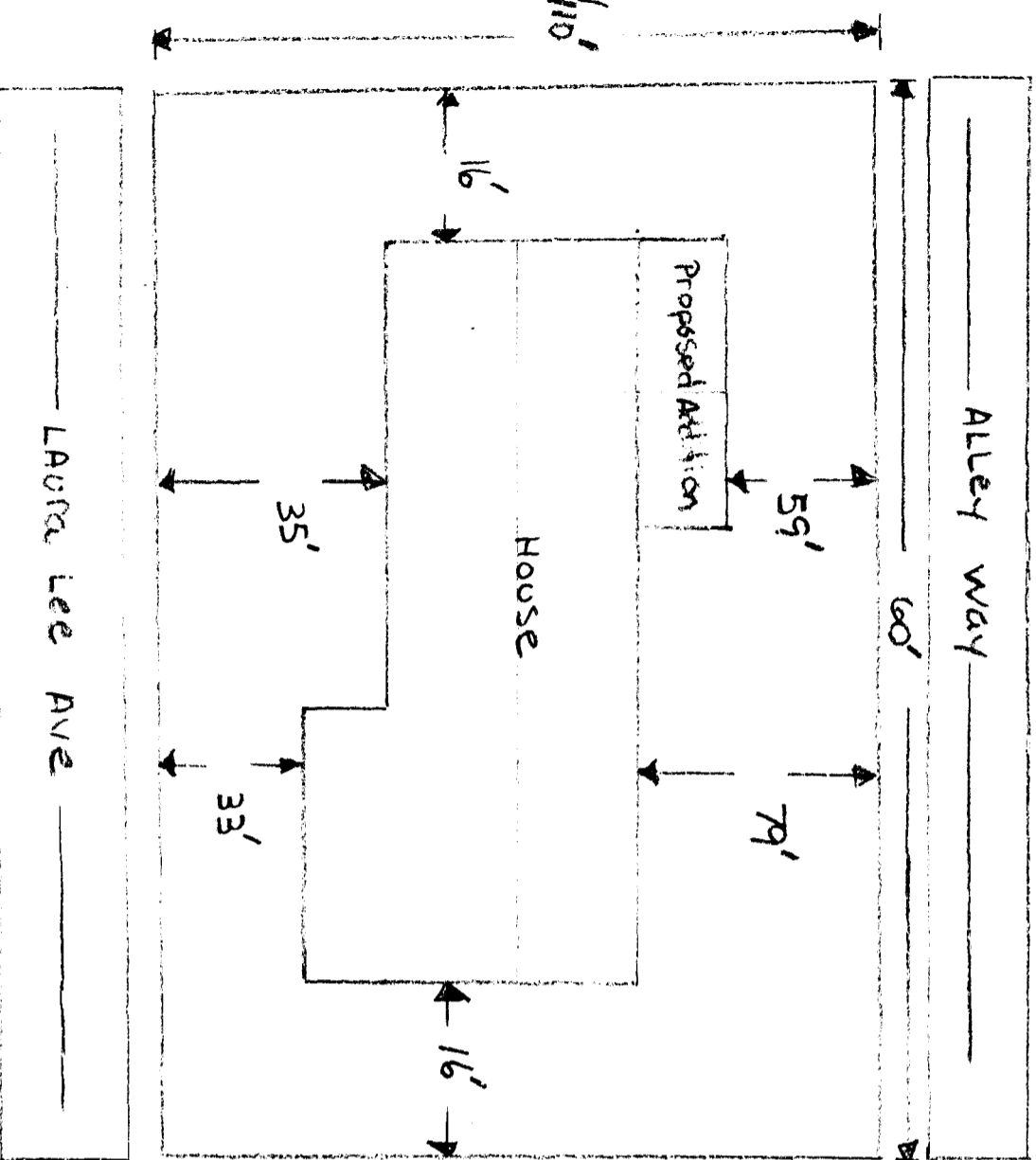


North Property Line
 Plot Plan

Proposed Addition
 Charles J. Elfrank Pope
 267 Laura Lee Ave.
 Grand Junction, CO.
 Phone 241-4719

West Property Line

Alley Way



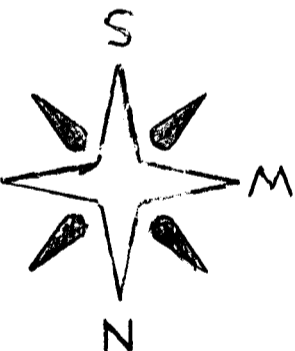
South Property Line 110

Laura Lee Ave

East Property Line

Revised

ACCEPTED KV 12-31-98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



North Property Line

Plot Plan

Proposed Addition
 Charles, Eleanor Pope
 267 Laura Lee Ave.
 Grand Junction, CO.
 Phone 241-4779