

FEE \$	10.5
TCP \$	_____
SIF \$	_____



69

BLDG PERMIT NO.	69392
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	772-D 272d	TAX SCHEDULE NO.	2701-362-36006
SUBDIVISION	Aspen Heights	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	224
FILING BLK	5 LOT D	SQ. FT. OF EXISTING BLDG(S)	APPOX. 1669
(1) OWNER	Bob Guyton	NO. OF DWELLING UNITS	
(1) ADDRESS	772 D 1/2 Rd	BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	241-1310	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Mike Cooper Builders Inc	BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(2) ADDRESS	3024 D 1/2 Rd	USE OF EXISTING BLDGS	Home
(2) TELEPHONE	523-7390	DESCRIPTION OF WORK AND INTENDED USE:	14'x16' Addition for craft room

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	PR-2	Maximum coverage of lot by structures	_____
SETBACKS: Front	* from property line (PL)	Parking Req'mt	_____
or	from center of ROW, whichever is greater	Special Conditions	* No rear building footprint minimum 9' toilet line
Side	from PL Rear _____ from PL	CENSUS	110 TRAFFIC 14 ANN# _____
Maximum Height	_____		

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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	Mike Cooper	Date	3-30-99
Department Approval	X Valdez Rev (61)	Date	3-30-99

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

Utility Accounting	Kanca	Date	3/30/99
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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)

REVISED
 XV 3-30-99

NW CORNER
 S1/2 NW1/4
 SECTION 38
 T14N, R14E, U1M

CROSSROADS BOULEVARD

ASPEN HEIGHTS TOWN HOMES
 FILING NO. ONE

LOT A

LOT B

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 18413
- ◆ MESA COUNTY BRASS CAP



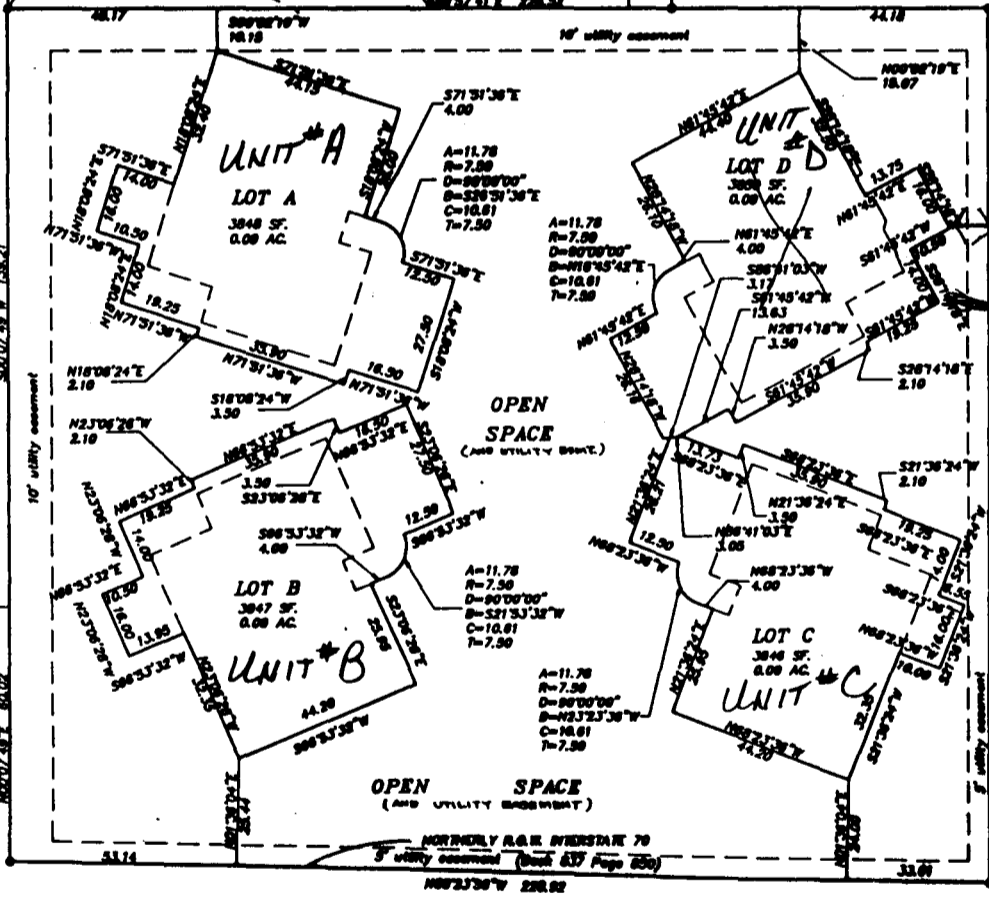
LOT 2

REPLAT OF LOT 1 BLOCK 5
 CROSSROADS COLORADO WEST FILING NO. TWO

INGRESS & EGRESS EASE.

27 ROAD
 772

WEST LINE 500' ± NW1/4 SECTION 38 (BASES OF BEARINGS)
 N00°07'46"E 322.85



NE CORNER LOT 5
 REPLAT OF LOT 1, BLOCK 5
 CROSSROADS COLORADO WEST
 FILING NO. TWO

LOT 4
 REPLAT OF LOT 1 BLOCK 5
 CROSSROADS COLORADO WEST FILING NO. TWO

W1/4 CORNER
 SECTION 38
 T14N, R14E, U1M

SE CORNER LOT 5
 REPLAT OF LOT 1, BLOCK 5
 CROSSROADS COLORADO WEST
 FILING NO. TWO