

FEE \$	10 ⁻
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 69266

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

(Signature)

BLDG ADDRESS 2426 G Rd TAX SCHEDULE NO. 2701-333-~~B~~ ⁰⁰⁻¹⁰⁵

SUBDIVISION Mendicelli Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 50x120

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

(1) OWNER Michael P Mendicelli NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2426-G Rd G.J. NO. OF BLDGS ON PARCEL BEFORE: 6 AFTER: 6 THIS CONSTRUCTION

(1) TELEPHONE 242-0461 USE OF EXISTING BLDGS home & storage

(2) APPLICANT Michael P Mendicelli DESCRIPTION OF WORK AND INTENDED USE:

(2) ADDRESS Same new storage shed

(2) TELEPHONE —

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-2 Maximum coverage of lot by structures —

SETBACKS: Front 24 1/4 Rd from property line (PL) Parking Req'mt —
or 45 from center of ROW, whichever is greater

Side 3' from PL Rear 3' to eave from PL Special Conditions —

Maximum Height 32' CENSUS 9 TRAFFIC 5 ANNEX# —

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 Michael P Mendicelli Date March 22-99

Department Approval Ronnie Edwards Date 3/22/99

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 1717-11035 TR 89053

Utility Accounting Rick Date 3-22-99

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)

2701-333-00-948
CITY OF GRAND JUNCTION
ZONED PZ

N89°55'3"

S89°55'39"E 315.80

Ronnie 3/22/99

LOT 2
2701-333-00-105
198835.5 SQ. FT.
4.56 ACRES
ZONED RSF-2

2701-333-00-948
CITY OF GRAND JUNCTION
ZONED RSF-2

24 1/4 ROAD

N00°00'01"E 629.68

N00°00'01"E 659.67

N00°00'01"E 629.67

IRR. DRAIN DITCH

METAL BUILDING

50-120'

OUT BUILDING

QUONSET HUT

Previous deed line

METAL SHED

HOUSE

METAL BUILDINGS

IRR. DRAIN DITCH

20' IRRIGATION & DRAINAGE EASEMENT

CONCRETE DITCH

CONCRETE DITCH

N89°56'42"W 315.80

N89°56'42"W

W1/16 CORNER ALONG S. BNDY.
SEC.33, T1N, R1W,
UTE MERIDIAN
MCSM #545-1