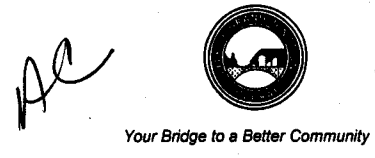


FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>

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

BLDG PERMIT NO. _____



BLDG ADDRESS 1343 North 19th Grand Jct SQ. FT. OF PROPOSED BLDGS/ADDITION 192
Cojo.

TAX SCHEDULE NO. 2945-123-27-017 SQ. FT. OF EXISTING BLDGS Dwelling 873, Shed 80

SUBDIVISION Elmwood Plaza TOTAL SQ. FT. OF EXISTING & PROPOSED 1,145

FILING _____ BLK 5 LOT 11 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Lysle and Charla Wilson NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 1343 N. 19th St Grand Jct USE OF EXISTING BUILDINGS Home + Storage

(1) TELEPHONE 970-243-6038 DESCRIPTION OF WORK & INTENDED USE Shed-Storage

(2) APPLICANT Lysle + Charla Wilson TYPE OF HOME PROPOSED:
 (2) ADDRESS 1343 N. 19th St Grand Jct _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-243-6038 _____ Other (please specify) _____

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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 6 TRAFFIC 31 ANN# _____

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 Lysle D. Wilson Charla M. Wilson Date 7-26-01

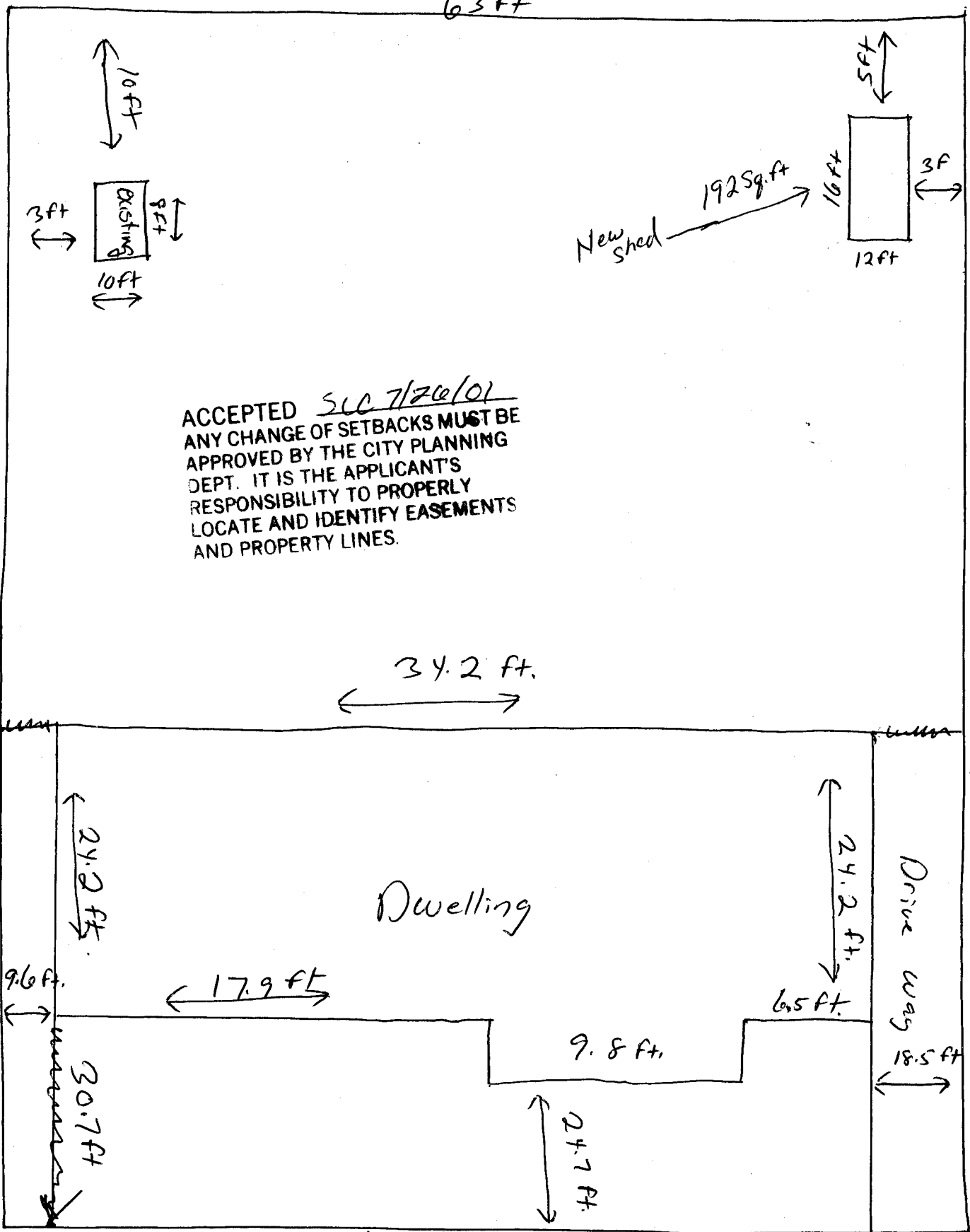
Department Approval Antonia Costello Date 7-26-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Existing Perm 5171</u>
Utility Accounting	<u>Kelet</u>	Date <u>7/26/01</u>	

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)

West
Alley
63 ft



ACCEPTED SLC 7/26/01
 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.

South
138.9 ft

North
138.9 ft

34.2 ft.

54.9 ft

Dwelling

Drive way
18.5 ft

17.9 ft

24.2 ft.

9.8 ft.

6.5 ft.

24.7 ft.

9.6 ft.

30.7 ft

63 ft.

North 19th Street

East

Lysle + Charles Wilson
 1343 North 19th St
 Grand Jet Colo 81501