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

BLDG PERMIT NO. 85794



Your Bridge to a Better Community

BLDG ADDRESS 515 29 ROAD G.J.CO. 81501 SQ. FT. OF PROPOSED BLDGS/ADDITION 624 sq ft
 TAX SCHEDULE NO. 2943-074-11-015 SQ. FT. OF EXISTING BLDGS 2200 sq ft MAIN HOUSE
 SUBDIVISION Epps TOTAL SQ. FT. OF EXISTING & PROPOSED 2824 sq ft
 FILING _____ BLK 2 LOT 18 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER DAVID R & DEBORAH J. ELLIOTT NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 515 29 ROAD G.J.CO. 81501 USE OF EXISTING BUILDINGS RESIDENCE - SINGLE FAMILY
 (1) TELEPHONE 970-243-3472 DESCRIPTION OF WORK & INTENDED USE DETACHED 2-CAR GARAGE
 (2) APPLICANT SAME AS (1) TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME AS (1) Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE SAME AS (1) _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

PAYD
 AUG 9 2002
 TB

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 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 7 TRAFFIC 99 ANNX# _____

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 David R Elliott Date 8-9-02
 Department Approval Michelle Magon Date 8/9/02

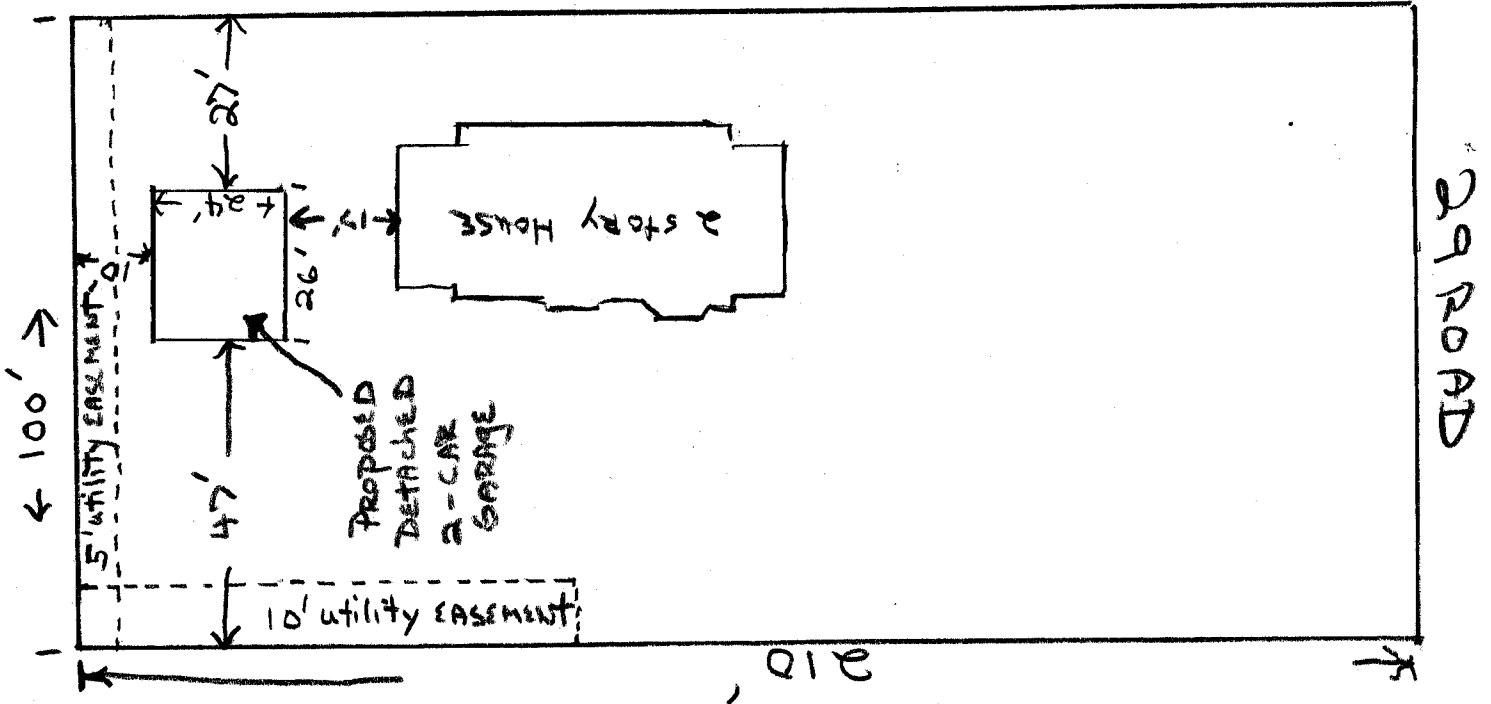
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>ABensley</u>	Date <u>8/9/02</u>		

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)

David R. Elliott
515 29 ROAD
GRAND JUNCTION, CO. 81501

EPPS DRIVE



Lot 18 Block 2
EPPS SUBDIVISION
MESA County, CO. 81501

ACCEPTED *Archie Aragon* 8/9/02
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