

DATE SUBMITTED 9-23-93

BUILDING PERMIT NO. 47028
FEE \$ 5.00

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

BLDG ADDRESS 2550 MESA AVE
SUBDIVISION Melrose Sub
FILING _____ BLK 2 LOT 11
TAX SCHEDULE NO. 294512407032
OWNER LARRY LEFERRE
ADDRESS 2550 MESA AVE
TELEPHONE 243-4894

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 700
SQ. FT. OF EXISTING BLDG(S) 1100
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
REMODEL - BEDROOM BATHROOM LARAGE

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line
Maximum Height 32'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT 31 TRAFFIC ZONE 6
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

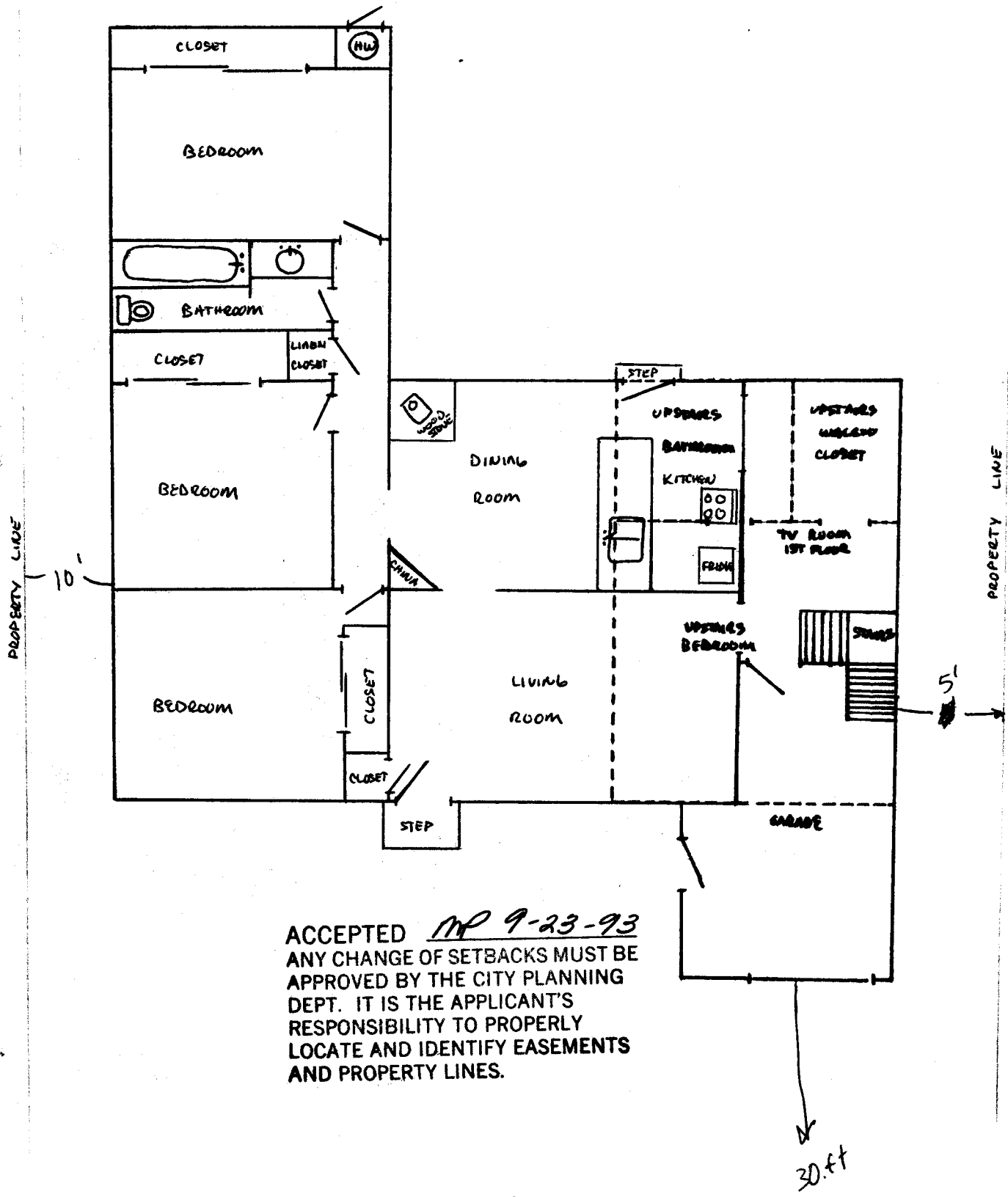
Department Approval Marcia Patis
Date Approved 9-23-93

Applicant Signature [Signature]
Date 9-23-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

TOTAL ADDITION
 720 SQ FT
 UPPER 384 SQ FT
 GARAGE 192 SQ FT
 TV ROOM 444 SQ FT



ACCEPTED *MP 9-23-93*
 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.

Mesa Ave.