

FEE \$ 5.00

BLDG PERMIT NO. 49432

PLANNING CLEARANCE

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

302-0200-04-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 206 W. MESA AVE TAX SCHEDULE NO. 2945-104-04-007
 SUBDIVISION W. LAKE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168
 FILING ^{BK 7} pg 91 BLK ONE LOT 5 SQ. FT. OF EXISTING BLDG(S) 840
 (1) OWNER DONALD RAWSON NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 10661 MESA AVE NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 242-3941 USE OF EXISTING BLDGS Home
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ CLOSED ADDITION

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 10

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

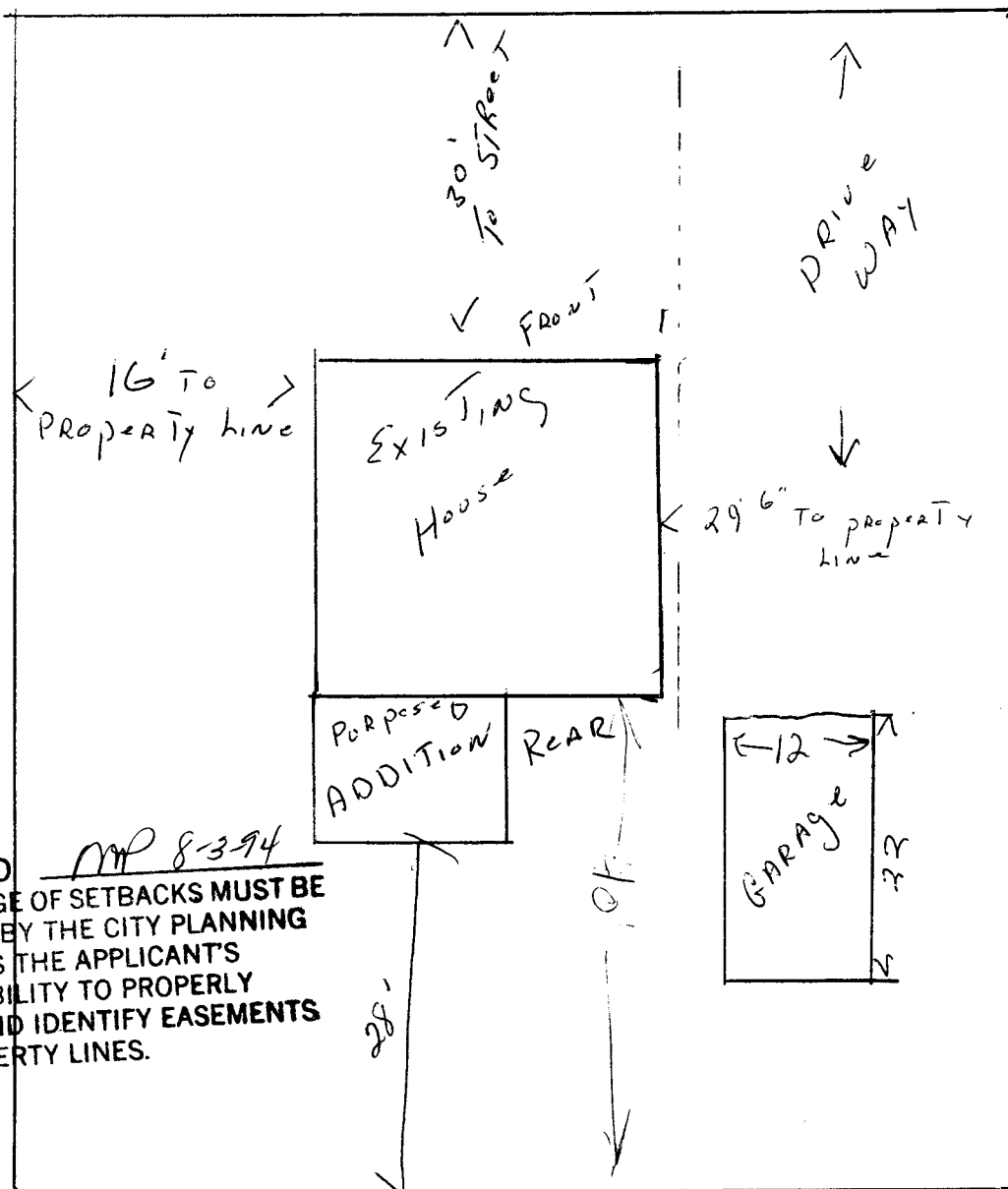
Applicant Signature Donald Rawson Date 8-3-94
 Department Approval Marcia Pety Date 8-3-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A
 Utility Accounting Millie Joubert Date 8-3-94
no change in use

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

STREET



MP 8-394
ACCEPTED
 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.

Scale

1/4 Equals 4 Feet

NORTH

Don RAWSON
 606 W Mesa Ave
 GJ 81505

1/4 = Approx 4 Feet