

FEE \$ 500

LDG PERMIT NO. 48522

PLANNING CLEARANCE

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

3011-1820-02-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 721 Mesa Ave. TAX SCHEDULE NO. 2945-114-12-002
 SUBDIVISION South Mesa Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 350 FT.
 FILING _____ BLK 4 LOT _____ SQ. FT. OF EXISTING BLDG(S) 620 sq. ft.
 (1) OWNER Al Lundy NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 721 Mesa Ave. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Al Lundy USE OF EXISTING BLDGS living
 (2) ADDRESS 721 Mesa Ave. DESCRIPTION OF WORK AND INTENDED USE: ~~Living~~
 (2) TELEPHONE 243-2871 2 Bedroom 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 N/A
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 5 TRAFFIC ZONE 33

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).

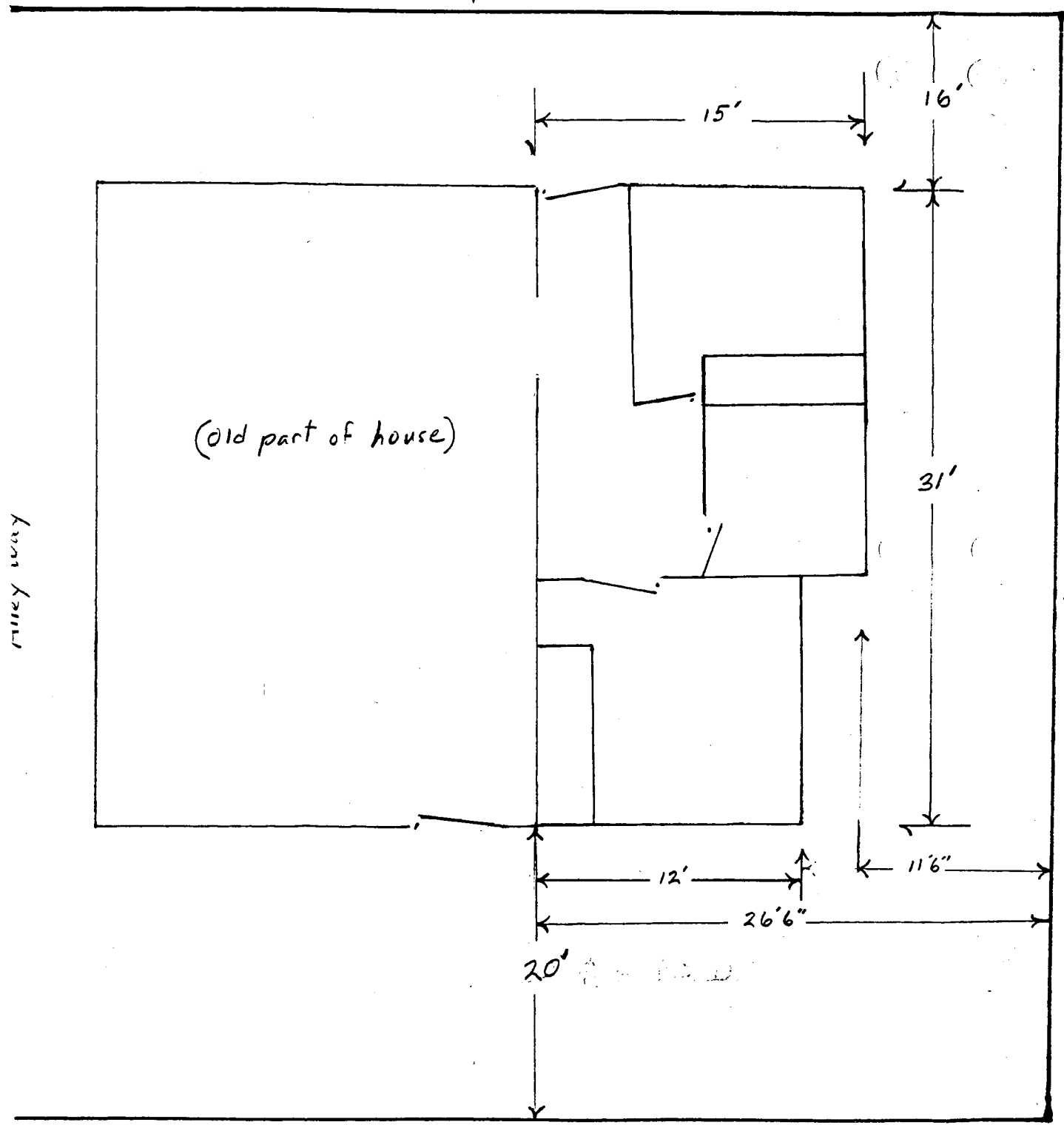
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Al Lundy Date 5/4/94
 Department Approval Bonnie Edwards Date 5/4/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A
 Utility Accounting Millie Fowler Date 5-4-94

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)

19th

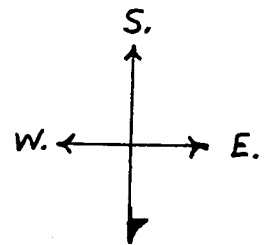


Old part of house is in blue,
 New part is red. Property lines are
 dark blue.

The new addition is 11'6" from
 property line on the west. 24' from
 property line on the south. 30' ft.
 from property line on the north.

Property Location: The east 45 ft.
 of 1, Block 4, Mesa Sub.

Property address: 721 Mesa Ave.



ACCEPTED Ronnie Edwards 5/4/94
 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.