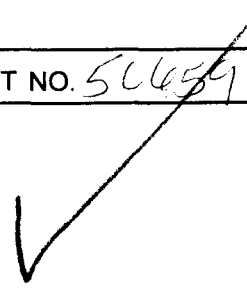| FEE $ *10.00* | | BLDG PERMIT NO. *50659* |
|---|---|---|

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

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS *2803 MESA AVE*     TAX SCHEDULE NO. *2943-073-13-002*

SUBDIVISION *VIRGINIA VILLAGE*     SQ. FT. OF PROPOSED BLDG(S)/ADDITION *450*

FILING _____ BLK *3* LOT *2*     SQ. FT. OF EXISTING BLDG(S) *1227*

(1) OWNER *RUSSELL K. WILLIAMS*     NO. OF DWELLING UNITS
BEFORE: *1* AFTER: *1* THIS CONSTRUCTION

(1) ADDRESS *2803 MESA AVE*
NO. OF BLDGS ON PARCEL

(1) TELEPHONE *245-9172*     BEFORE: *1* AFTER: *1* THIS CONSTRUCTION

(2) APPLICANT *OWNER*     USE OF EXISTING BLDGS *DWELLING*

(2) ADDRESS _____     DESCRIPTION OF WORK AND INTENDED USE: *ADDITION*

(2) TELEPHONE _____     *OF SHOP SPACE & SUN ROOM*

*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 _____

SETBACKS: Front *20'* from property line (PL) or
_____ from center of ROW, whichever is greater     Parking Req'mt _____

Side *5'* from PL Rear *15'* from PL     Special Conditions _____

Maximum Height _____

CENSUS TRACT *6* TRAFFIC ZONE *30*

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).
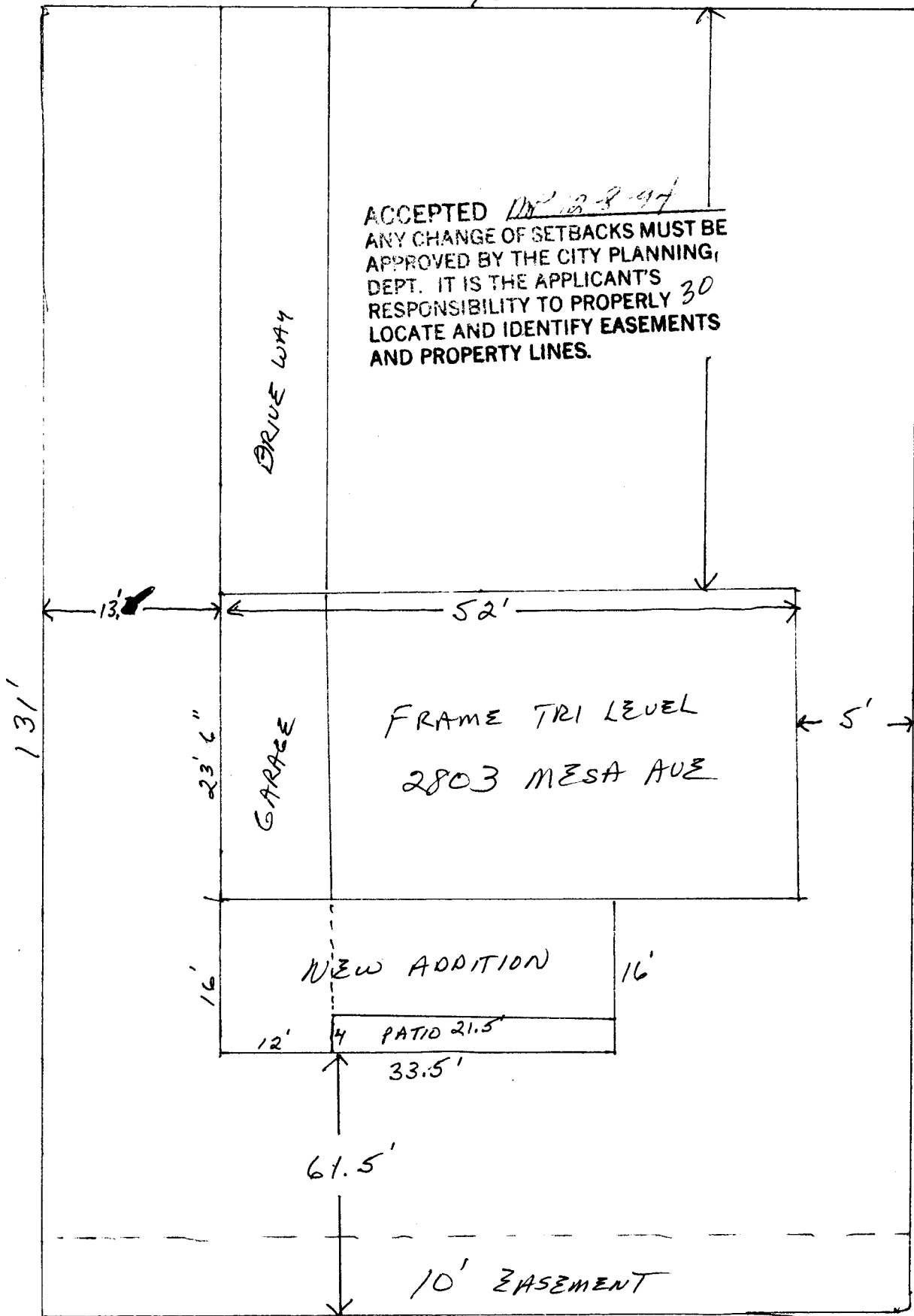
Applicant Signature *Russell K. Williams*     Date *12-8-94*

Department Approval *Marian Richhians*     Date *12-8-94*

Additional water and/or sewer tap fee(s) are required: YES _____ NO *X* W/O No. *3008-160.07-5*

Utility Accounting *C. Richardson*     Date *12-8-94*

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)*

MESA AVE

70'

DRIVE WAY

ACCEPTED ___ 12-8-97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY 30
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

13'

131'

23'6"

GARAGE

52'

FRAME TRI LEVEL

2803 MESA AVE

5'

16'

NEW ADDITION

16'

12'

4  PATIO 21.5'

33.5'

61.5'

10' EASEMENT

NOT TO SCALE MEASUREMENTS ARE ACCURATE