

FEE \$ 5⁰⁰

BLDG PERMIT NO. 49408

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2524 MESA AVE TAX SCHEDULE NO. 2945-124-07-029
 SUBDIVISION Melrose Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24 x 24
 FILING — BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER JACK & JANET FRESH NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2524 MESA AVE E
 (1) TELEPHONE 303-241-9208 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT FRESH USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 2524 MESA AVE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 303-241-9208 NEW GARAGE

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 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 31

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 Janet Fresh Date 7/29/94
 Department Approval Ronnie Edwards Date 7/29/94

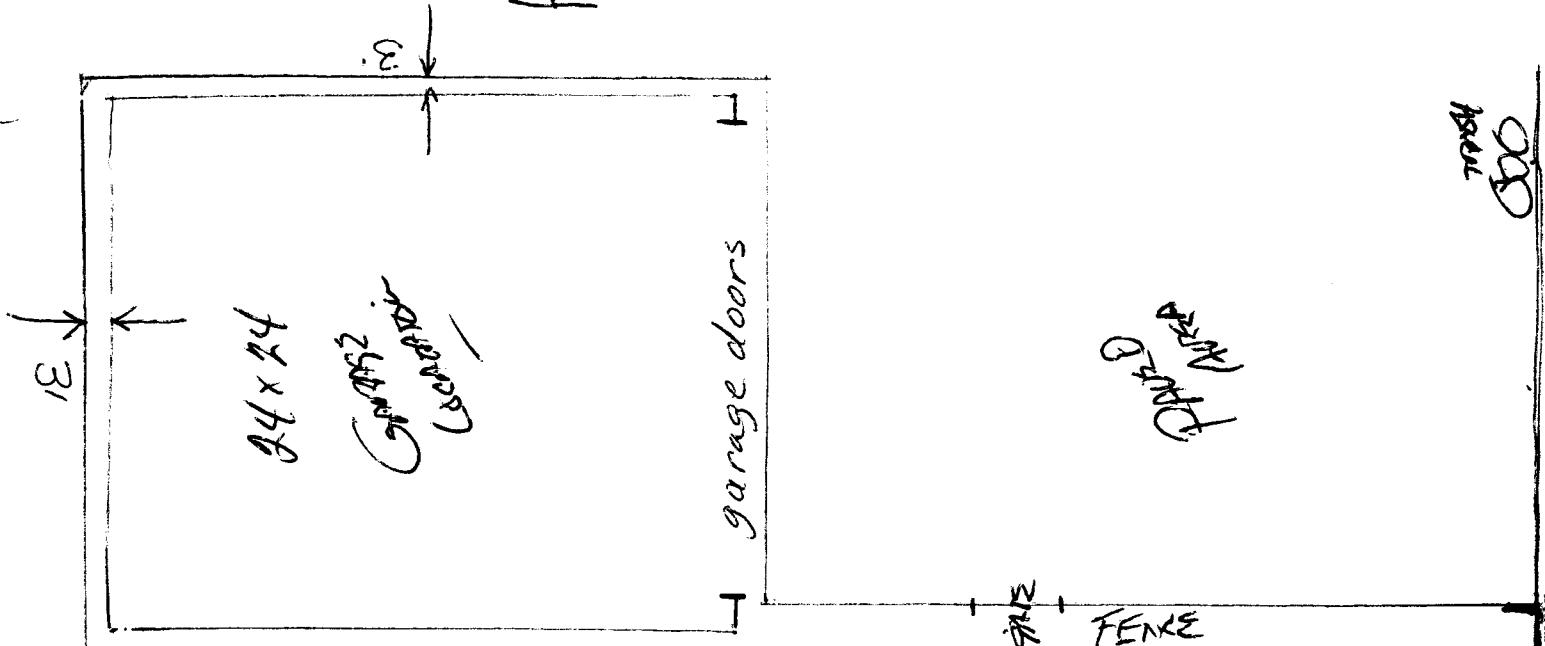
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3009-1710-08-4
 Utility Accounting Chadwick Date 7-29-94

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

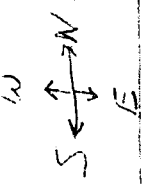
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ALLEY

ASB

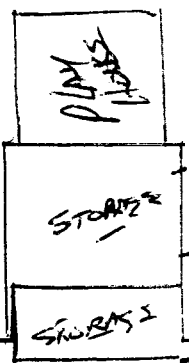


ACCEPTED *Dennis Edwards* 7/29/94
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Back Yard

2524 MESA AVE
 LEGAL DESCRIPTION
 CO SURF
 600 X 130
 ZONE-RBS
 L#93 1154
 TR 2110



Door

Door

RATIO

CAR PORT

HOUSE -

Mesa Ave

DOOR

FENCE