

FEE \$ 500

BLDG PERMIT NO. 48489

Sidewalk in per mine 2/17/95

PLANNING CLEARANCE

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

Mike Messberg inspect up to him to r for setbacks

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 410 Mesa Ct. TAX SCHEDULE NO. 2945-113-09-010
 SUBDIVISION Sherwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7384
 FILING - BLK 5 LOT 10 SQ. FT. OF EXISTING BLDG(S) none
 (1) OWNER Carl F. Payne NO. OF DWELLING UNITS BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 701 Joy Pl. 97, Colo 81506 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 303-245-6560 USE OF EXISTING BLDGS no Bldgs.
 (2) APPLICANT Carl F. Payne DESCRIPTION OF WORK AND INTENDED USE Residence
 (2) ADDRESS 701 Joy Pl. 97, Colo 81506
 (2) TELEPHONE 745-6560

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-5 Maximum coverage of lot by structures 35%
 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 25' from PL Special Conditions Owner is putting in sidewalk - per Jim Shanks or Gody -
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 34

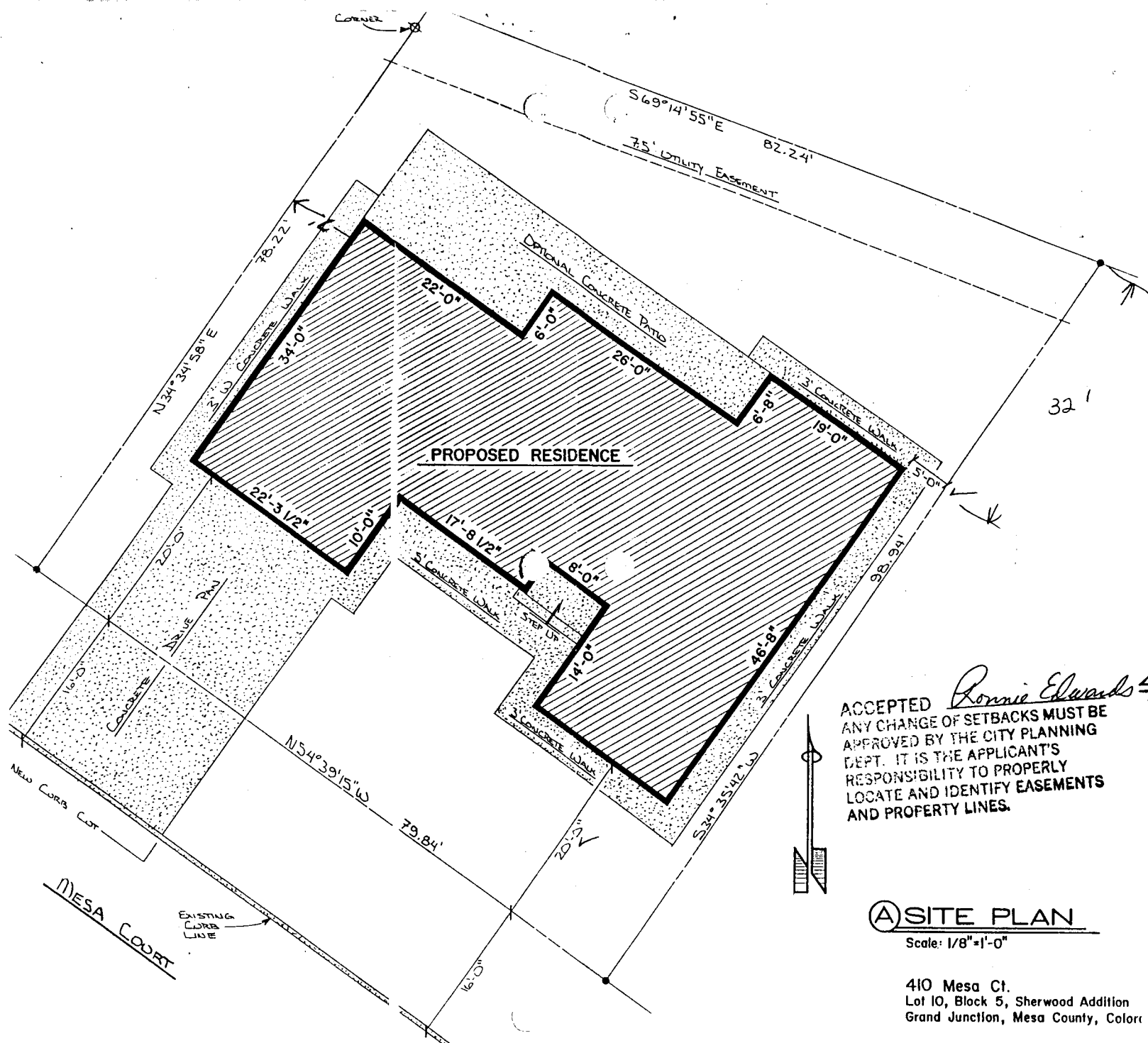
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Carl F. Payne Date 5/2/94
 Department Approval Bonnie Edwards Date 5/2/94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7531-Sewer
 Utility Accounting Miller Fowler Date 5-2-94

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)



ACCEPTED *Ronnie Edwards 5/2/94*
 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.



(A) SITE PLAN
 Scale: 1/8" = 1'-0"

410 Mesa Ct.
 Lot 10, Block 5, Sherwood Addition
 Grand Junction, Mesa County, Colorado

98.94
 30
 78.94
 46.9
 32'

PAYNE RESIDENCE	410 MESA CT.	SITE PLAN	Drawn:
	GRAND JUNCTION, CO	SCALE: 1/8" = 1'-0"	Drawn: