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BLDG PERMIT NO. N

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

3010-1660-048 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1364 MESA AVE TAX SCHEDULE NO. 2945-123-04-009

SUBDIVISION EASTHOLME - IN - GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER RICK LUCAS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1364 MESA AVE

(1) TELEPHONE 245-4521 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RICK LUCAS USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE " DECK & CARPORT (all open)

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%

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

Side 3' from PL Rear 3' to eave Special Conditions —

Maximum Height 32' CENS.T. 6 T.ZONE 31 ANN# —

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 Rick Lucas Date 9-28-95

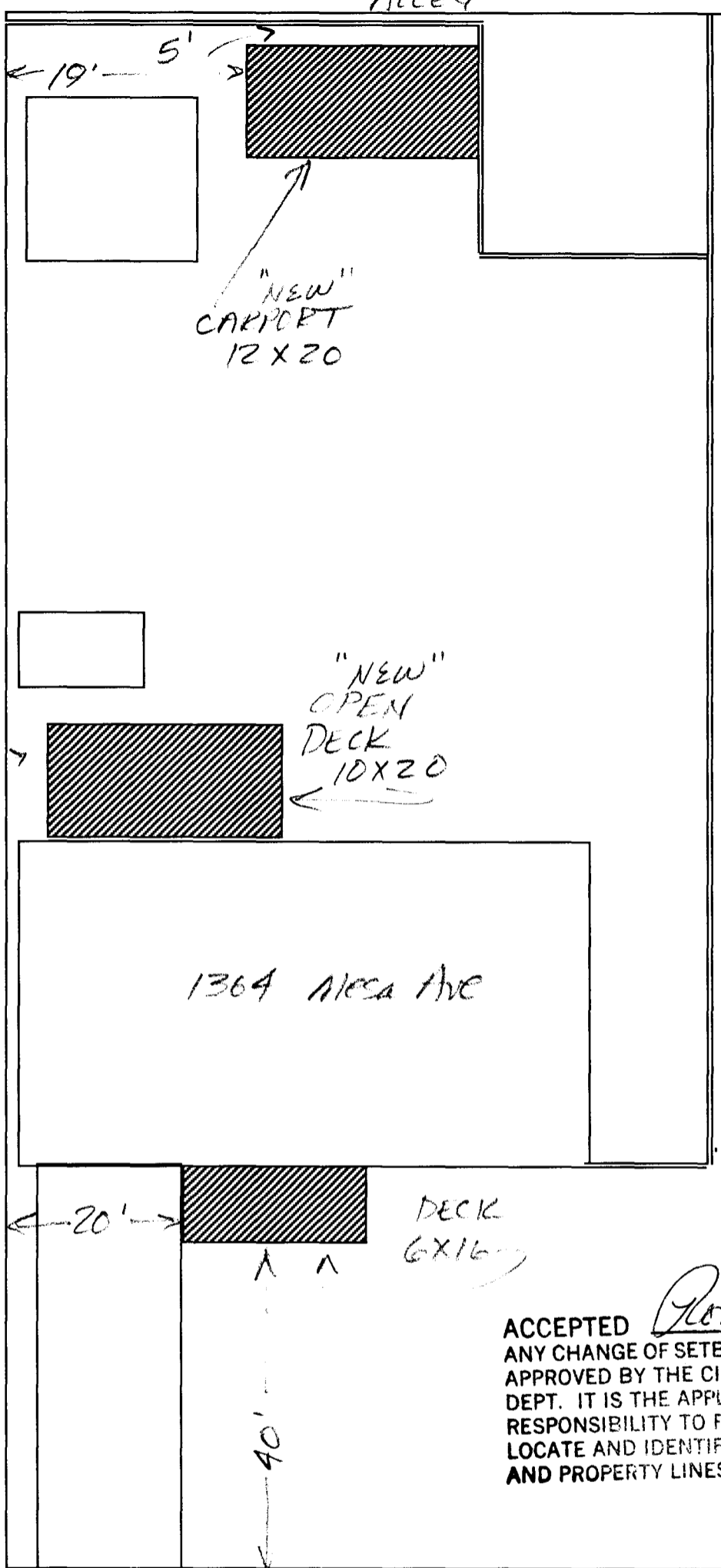
Department Approval Ponnie Edwards Date 9-28-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in S/F used

Utility Accounting Millie Fowler Date 9-28-95

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

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



133215 W 61
19th STREET

ACCEPTED *Ronnie* 9/28/95
 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.