TCP S         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 - 173 - 04 - 009         SUBDIVISION EASTHOLME - IN-GPANDVEDSO. FT. OF PROPOSED BLDG(S)/ADDITION         FILING BLK LUCAS         NO. OF DEVELING UNITS         BEFORE:	
(Single Family Residential and Accessory Structures) Grand Junction Community Development Department 3010-1660-048 ** THIS SECTION TO BE COMPLETED BY APPLICANT ** BLDG ADDRESS <u>1364 MESA AVE</u> TAX SCHEDULE NO. <u>2945-173-04-009</u> SUBDIVISION <u>EASTIFULIME - IN-GPANIDVIDE</u> 0. FT. OF PROPOSED BLDG(S)/ADDITION FILING BLK LOT SQ. FT. OF PROPOSED BLDG(S)/ADDITION FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) ** THIS SECTION TO BE COMPLETED BY APPLICANT FILING BLDG(S) ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** TONE REQUIRED: Two (2) plot plans, on 8 1/2" × 11" paper, showing all existing and proposed structure location(s), parking setbacks to all property lines, ingress regress to the property, and all easements and rights-of-way which abut the parcel. ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** TONE REST OF THE POWL which our property line (PL) ** THIS DECK: Front DUCK the property line (PL) ** THIS DECK is front property line (PL)	
BLDG ADDRESS <u>1364 MESA AVE</u> TAX SCHEDULE NO. <u>2945-173-04-009</u> SUBDIVISION <u>EASTHOLME - IN-GPANIDVED</u> GO. FT. OF PROPOSED BLDG(S)/ADDITION         FILING	
SUBDIVISION       EASTHOLME - IN-GPANIDUEDS       FT. OF PROPOSED BLDG(S)/ADDITION         FILING       BLK       LOT       SQ. FT. OF EXISTING BLDG(S)         "OWNER       RICK LUCAS       NO. OF DWELLING UNITS         "OWNER       RICK LUCAS       NO. OF DWELLING UNITS         "ADDRESS       1364       MESA AVE         "OWNER       RECK LUCAS       NO. OF BLDGS ON PARCEL         "ITELEPHONE       245-4521       BEFORE:       AFTER:         "APPLICANT       RICK LUCAS       USE OF EXISTING BLDGS       RESIDENCE         "ADDRESS       SAME       DESCRIPTION OF WORK AND INTENDED USE:         "TELEPHONE       "MESTORY IN THE PARESTORY IN THE PARTMEN	
FILINGBLKLOTSQ. FT. OF EXISTING BLDG(S)         "'OWNERRICK_LUCAS         NO. OF DWELLING UNITS         BEFORE:AFTER:THIS CONSTRUCTION         "'ADDRESSAFTER:THIS CONSTRUCTION         "'ADDRESSAFTER:THIS CONSTRUCTION         "'ADDRESSAFTER:AFTER:THIS CONSTRUCTION         "'ADDRESSAFTER:AFTER:THIS CONSTRUCTION         "'TELEPHONEAFTER:AFTER:THIS CONSTRUCTION         "'ADDRESSAFTE         USE OF EXISTING BLDGSAFTER:THIS CONSTRUCTION         "'ADDRESSAFTER:         "ADDRESSAFTER:         "ADDRESSAFTER:         "ADDRESSAFTER:	) 
(*) OWNER       Rick Lucks       NO. OF DWELLING UNITS BEFORE:       Intervention         (*) ADDRESS       1364       MESA AVE MESA AVE       NO. OF BLDGS ON PARCEL BEFORE:       Intervention         (*) ADDRESS       245-4521       NO. OF BLDGS ON PARCEL BEFORE:       Intervention         (*) ADDRESS       245-4521       NO. OF BLDGS ON PARCEL BEFORE:       Intervention         (*) APPLICANT       RICK LUCAS       USE OF EXISTING BLDGS       RES (DEPLCE)         (*) ADDRESS       SAME       DESCRIPTION OF WORK AND INTENDED USE:       Intervention         (*) ADDRESS       SAME       DESCRIPTION OF WORK AND INTENDED USE:       Intervention         (*) ADDRESS       SAME       DESCRIPTION OF WORK AND INTENDED USE:       Intervention         (*) ADDRESS       SAME       DESCRIPTION OF WORK AND INTENDED USE:       Intervention         (*) TELEPHONE       (*) For (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/ogress to the property, and all easements and rights-of-way which abut the parcel.         CONE         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/ogress to the property, and all easements and rights-of-way which abut the parcel.         CONE       RSF-8     <	
(1) ADDRESS <u>1364 MESA AVE</u> BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION         (1) TELEPHONE <u>245-4521</u> NO. OF BLDGS ON PARCEL         (1) TELEPHONE <u>245-4521</u> NO. OF BLDGS ON PARCEL         (2) APPLICANT <u>PICK LUCAS</u> USE OF EXISTING BLDGS <u>PES IDEPICE</u> (2) ADDRESS <u>SAME</u> DESCRIPTION OF WORK AND INTENDED USE:         (2) ADDRESS <u>SAME</u> DECK & CARPORT (all Open Complete Comp	
(1) TELEPHONE       245-4521       NO. OF BLDGS ON PARCEL BEFORE:	ION
<sup>(2)</sup> APPLICANT <u>RICK LUCAS</u> USE OF EXISTING BLDGS <u>RESIDENCE</u> <sup>(2)</sup> ADDRESS <u>SAME</u> DESCRIPTION OF WORK AND INTENDED USE: <sup>(2)</sup> TELEPHONE <u>USE</u> <	ION
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ZONE <i>RSF-8</i> Maximum coverage of lot by structures 45 °70	
SETBACKS: Front	
SETBACKS: Front	, シ
Or from center of ROW, whichever is greater         Side from PL         Rear from PL	
Maximum Height 32' CENS.T. 6_ T.ZONE 3/ ANNX#	
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Developme Department. The structure authorized by this application cannot be occupied until a final inspection has been completed a 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).

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Applicant Signature	Date
Department Approval Donnie Edward	Date 9-28-95
Additional water and/or sewer tap fee(s) are required: YES	NO X WONO N/A - SFuse
Utility Accounting Millie Foule	Date <u>9-28-95</u>
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section	9-3-2C Grand Junction Zoning & Development Code)

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(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

