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BLDG PERMIT NO.	53491
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

3011-0750-04-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>1428 MESA AVE.</u>	TAX SCHEDULE NO.	<u>2945-123-05-034</u>
SUBDIVISION	<u>O'NEIL</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>288.00</u>
FILING	<u>BLK 2 LOT 11</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1894</u>
(1) OWNER	<u>RICHARD KIEFER</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1428 MESA AVE.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>242-4523</u>	USE OF EXISTING BLDGS	<u>Home, GARAGE</u>
(2) APPLICANT	<u>Same As Above</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Redwood</u>
(2) ADDRESS	<u>" " "</u>		<u>DECK WITH ROOF, FRAME CONT.</u>
(2) TELEPHONE	<u>" " "</u>		

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	<u>RSF8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	
Side	<u>5'</u> from PL		
Rear	<u>15'</u> from PL		
Maximum Height	<u>32'</u>		
		CENS.T.	T.ZONE 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	<u>Richard Kiefer</u>	Date	<u>9-15-95</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>9-15-95</u>

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

Utility Accounting	<u>Millie Souley</u>	Date	<u>9-15-95</u>
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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)

# IMPROVEMENT LOCATION CERTIFICATE

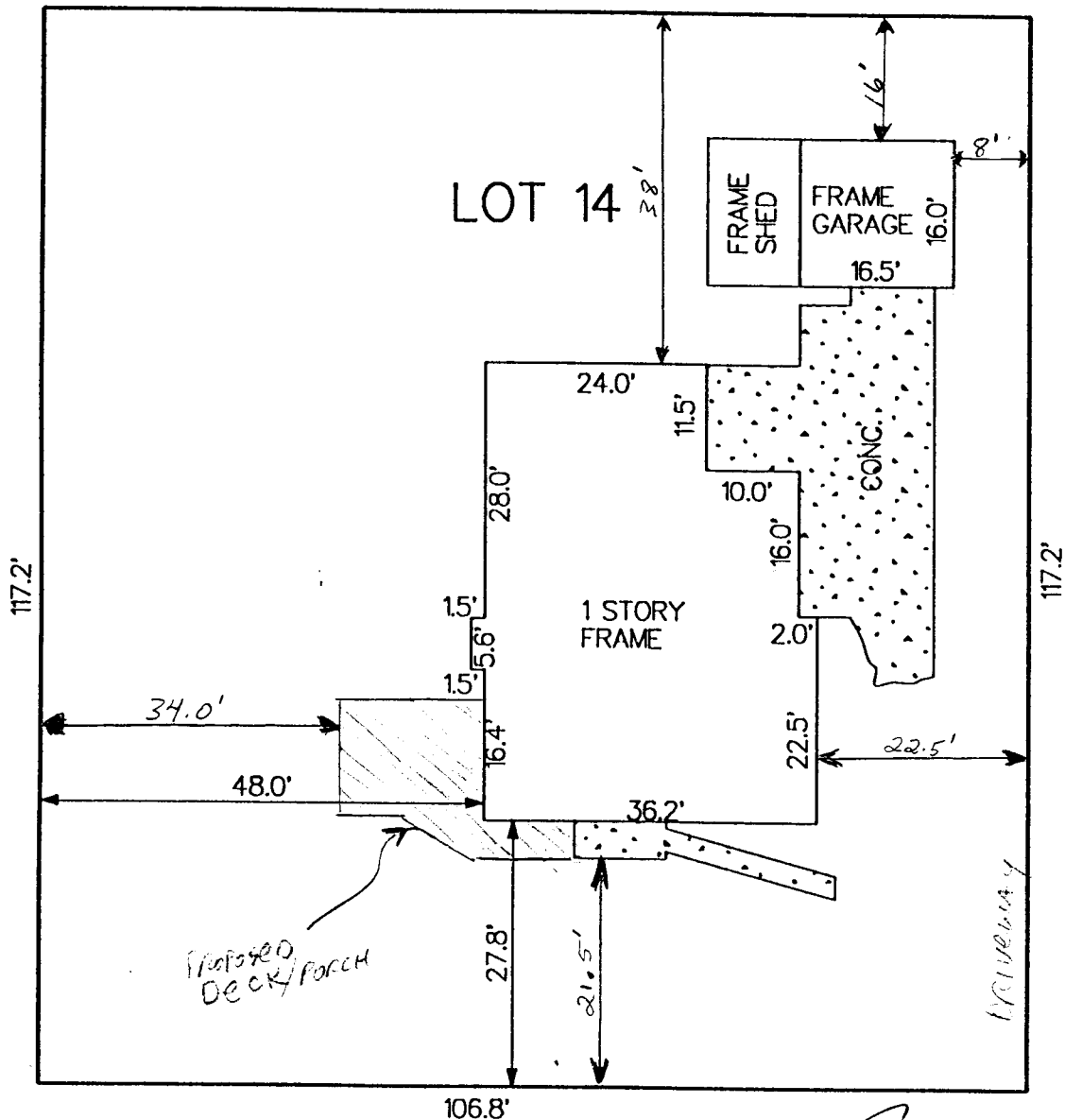
1428 MESA AVENUE

AMERICAN LAND TITLE CO. #7560  
KIEFER ACCT.

LOT ELEVEN (11) OF O'NEIL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT  
THEREOF RECORDED IN PLAT BOOK NO. 5, AT PAGE 18A, OFFICIAL RECORDS  
OFFICIAL RECORDS OF MESA COUNTY, COLORADO.

## NAVAJO AVENUE

106.8'



SCALE: 1" = 20'

MESA AVENUE

**ACCEPTED** *Ronnie* 9/15/95  
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.