

FEE \$ 10⁰⁰

BLDG PERMIT NO. 52306

PLANNING CLEARANCE

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

X

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2805 Mesa Ave. TAX SCHEDULE NO. 2943-073-13-003

SUBDIVISION Virginia Village Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING --- BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER Larry & Betty Hampton NO. OF DWELLING UNITS
BEFORE: one AFTER: one THIS CONSTRUCTION

(1) ADDRESS 2805 Mesa Ave. Grand Junction, Colo NO. OF BLDGS ON PARCEL
BEFORE: one AFTER: one THIS CONSTRUCTION

(1) TELEPHONE 242-1758

(2) APPLICANT Rusch Const Corp USE OF EXISTING BLDGS one

(2) ADDRESS 2114 Grand Ave. Grand Junction, Colo DESCRIPTION OF WORK AND INTENDED USE: patio

(2) TELEPHONE 303-945-0646 replace open porch (replacement of patio screen)

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 ---

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt ---

Side 5' from PL Rear 15' from PL

Special Conditions ---

Maximum Height 32'

CENSUS TRACT 6 TRAFFIC ZONE 30

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 [Signature] Date 2-14-95

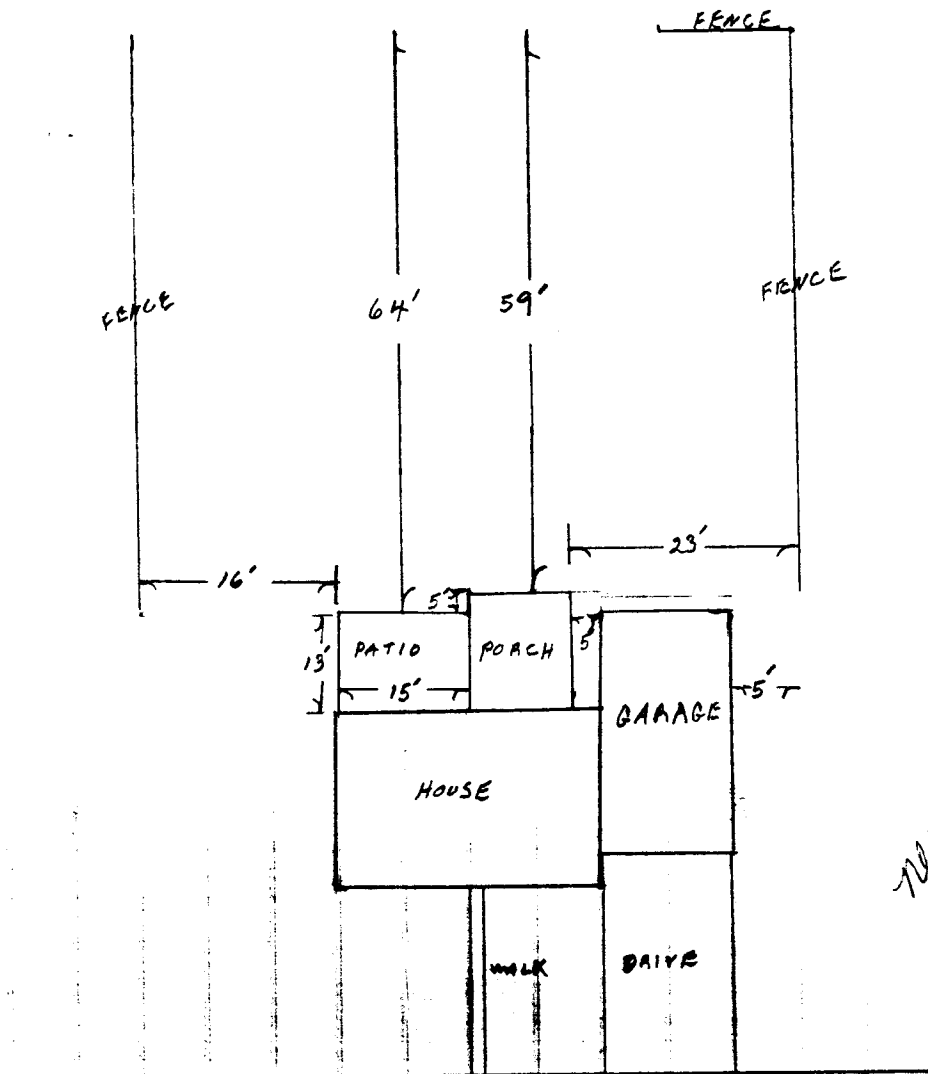
Department Approval [Signature] Date 2-14-95

Additional water and/or sewer tap fee(s) are required: YES --- NO ✓ W/O No. 3008-1670-04-1

Utility Accounting [Signature] Date 2-14-95

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 *Ronni Edwards*
 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. 2/14/95

*new patio
 cover.*

Lot 3 Block 3
 Starginal Village
 # 2805
 MESA AVE.