

FEE \$ 10<sup>00</sup>  
 TCP \$ 0

BLDG PERMIT NO. 57343  
57345

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3009-0630-069



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2819 MESA Ave. TAX SCHEDULE NO. 2943-073-13-010  
 SUBDIVISION Virginia Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x24 GARAGE,  
16x16 CARPORT  
 FILING \_\_\_\_\_ BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) SUN DECK - 12x24  
 (1) OWNER Tim Taylor NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2819 MESA Ave.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 242-2236  
 USE OF EXISTING BLDGS Home  
 (2) APPLICANT same  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: 1 CAR GARAGE,  
12x24 Storage on end of GARAGE  
 (2) TELEPHONE \_\_\_\_\_ ADDITION ON EXISTING 1 CAR GARAGE & 16x16 CARPORT FOR STORAGE  
12x24 SUNDECK REMODEL INTO 2 LEVEL DECK.

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%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater  
Attached - 5' Attached - 15'  
 Side Acc. 3' from PL Rear Acc. - 3' from PL  
to eave to eave  
 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 Tim Taylor Date 8/27/96  
 Department Approval Santa Costello Date 8/27/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting Dotie Hobas Date 8-27-96

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

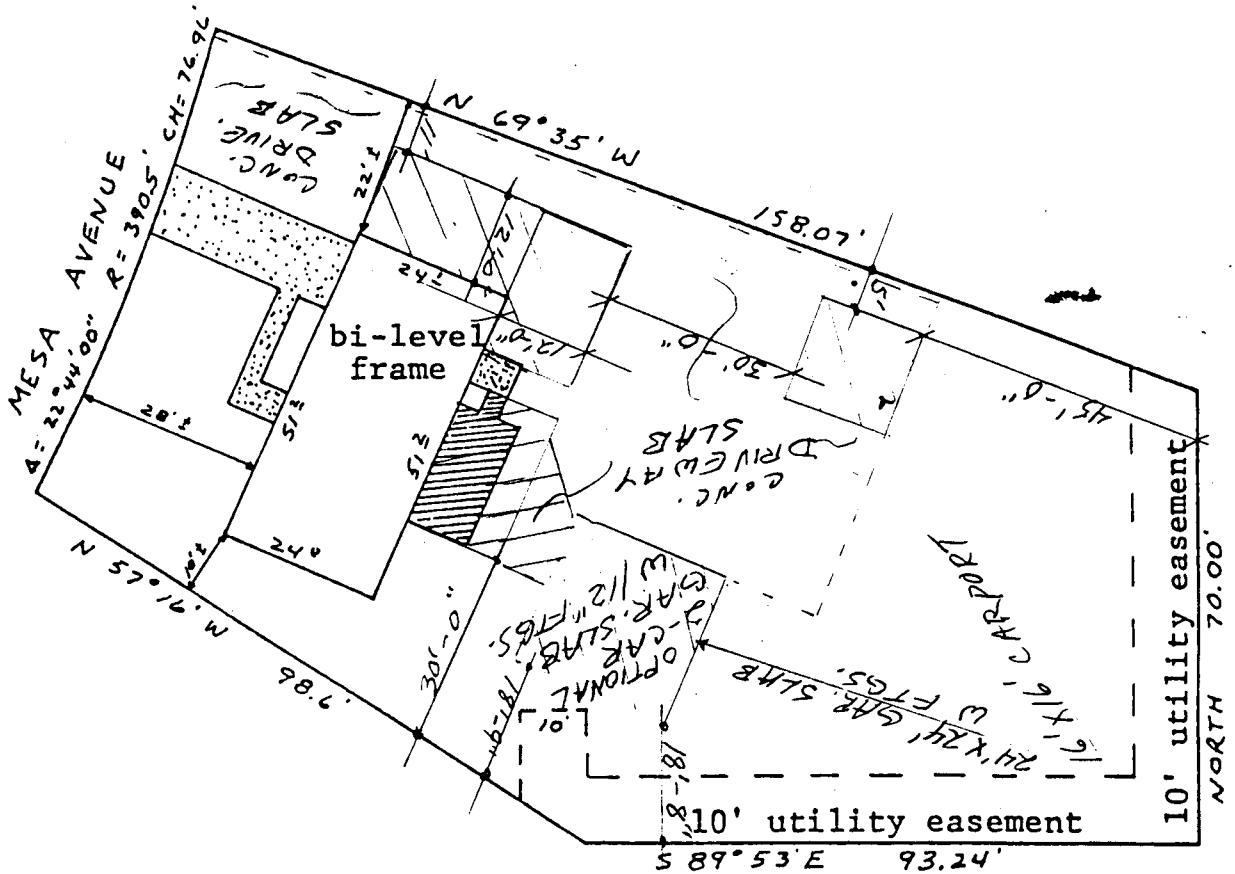
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**IMPROVEMENT LOCATION CERTIFICATE**

2819 Mesa Avenue

Lot 10, Block 3, Virginia Village, Mesa County, Colorado

SCALE: 1" = 30'  
 ● PINS FOUND



ACCEPTED *SLC 8/27/96*  
 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.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Modern Federal Savings & Loan, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7-16-85 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*1:100 D. R.*