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BLDG PERMIT NO. 54359

30201980114

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2844 1/2 Mesa ave TAX SCHEDULE NO. 2943-073-01-073

SUBDIVISION Lakewood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 129 sq ft

FILING 1st BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) 1280

(1) OWNER Elise L Cooper NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2844 1/2 Mesa ave City

(1) TELEPHONE 256-1262 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 2 Storage Building THIS CONSTRUCTION

(2) APPLICANT Weaver Remodeling USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2846 Mesa ave City DESCRIPTION OF WORK AND INTENDED USE: make

(2) TELEPHONE 245-2589 bedroom out of porch & sewing room

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 RSE-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't \_\_\_\_\_

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENS.T. 6 T.ZONE 30 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 Marcin Rabidoux Date 1-24-96

Department Approval Marcin Rabidoux Date 1-24-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A - NO CHG IN CURRENT USE

Utility Accounting Marshall-Cole Date 1/24/96

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)

MESA AVE

Side Walk

YARD

YARD

FRONT DRIVEWAY

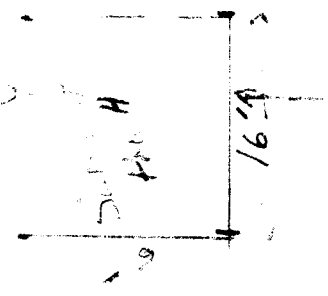
20'

ACCEPTED MM 1-24-96  
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.

MOBILE HOME

EAST

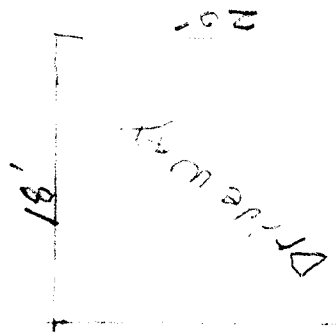
10'



West R-Line Side Walk

Almond Road

2844 1/2 - MESA AVE



NO-R-Line EASEMENT

4.5' 10.5'