

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. None req'd

F7002-0910-119

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 625 Grand Mesa Av. TAX SCHEDULE NO. 2945-233-06-025

SUBDIVISION River Mansion View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120, 40

FILING _____ BLK 2 LOT 7-10 SQ. FT. OF EXISTING BLDG(S) House 1600 Gen. 638

(1) OWNER Greg McTethley NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 625 Grand Mesa Av

(1) TELEPHONE 241-4026 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 4 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS house & garage

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Build

(2) TELEPHONE _____ for storage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Accessory

ZONE RMF-16 Maximum coverage of lot by structures 5

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

Side 3' from PL Rear 10' from PL

Maximum Height 30'

Parking Req'mt _____

Special Conditions _____

CENSUS 13 TRAFFIC 80 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 Greg McTethley Date 4-7-97

Department Approval Santa Costello Date 4-7-97

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

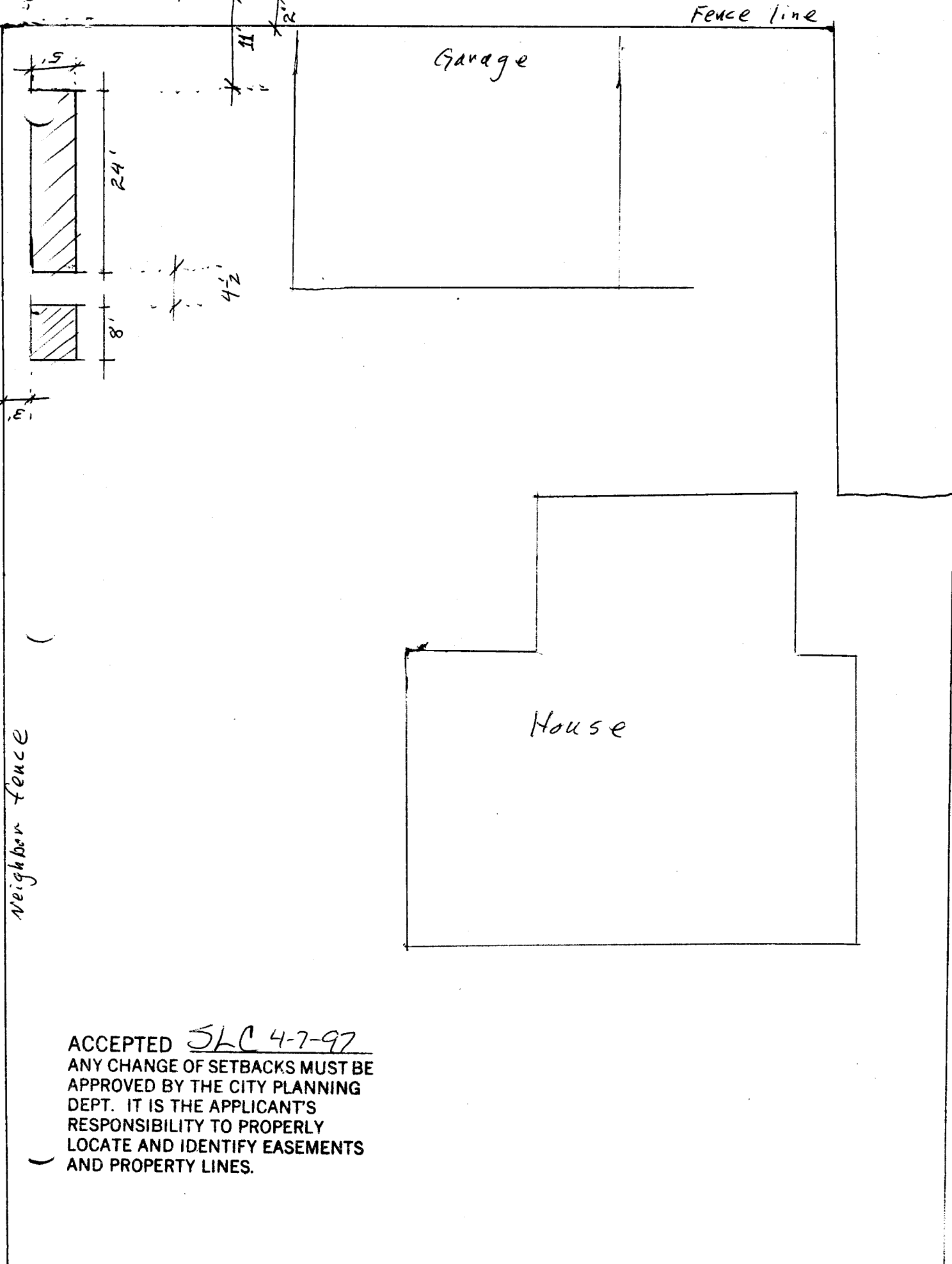
Utility Accounting Accountants Date 4-7-97

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)

Actual Property line

Fence line



Neighbor fence

Garage

House

ACCEPTED SLC 4-7-97
 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.

625 Grand Mesa Av