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TCP \$	—
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BLDG PERMIT NO. 102929

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 700 W. Mesa TAX SCHEDULE NO. 2945-104-04-006
 SUBDIVISION West Lake Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112
 FILING — BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1100 Home Dec. 480
 (1) OWNER Sherman Matney NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 700 W. Mesa
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 243-3961
 USE OF EXISTING BLDGS Home, garage, storage
 (2) APPLICANT Sherman Matney DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 700 W. Mesa
 (2) TELEPHONE 243-3961 work shop personal use - tools ect.

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

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
 Side 3' to eave from PL Rear 3' to eave from PL Special Conditions _____
 Maximum Height 32' CENSUS 4 TRAFFIC 10 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 Sherman Matney Date 11-5-97
 Department Approval Antonia Castillo Date 11-5-97

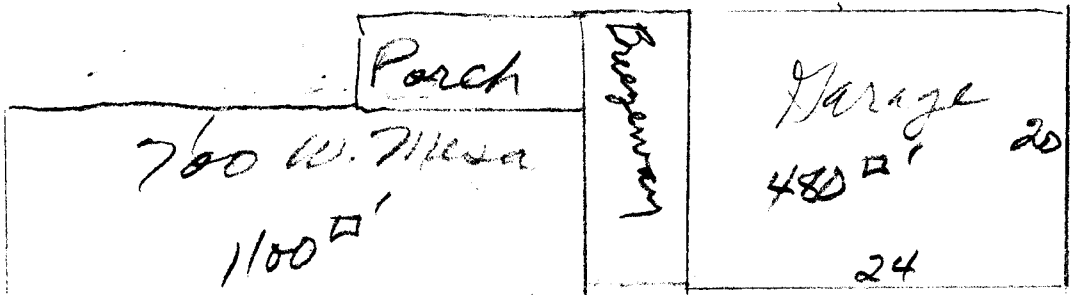
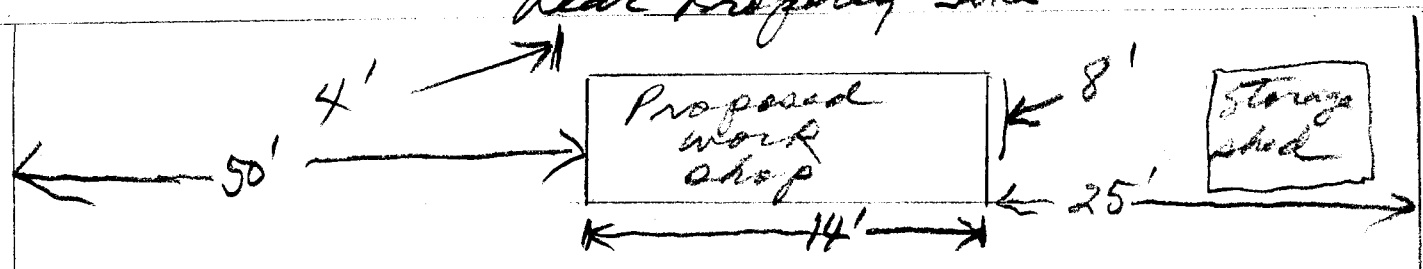
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 6303-3930
 Utility Accounting Richardson Date 11-5-97

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)

North

Rear Property Line



WEST

WEST

14
8

22 ft.

24
20

480

ACCEPTED 5/11/5/97
 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.

W. Mesa Ave

South