

FEE \$	10-
TCP \$	-
SIF \$	-



BLDG PERMIT NO.	N/A
-----------------	-----

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

BLDG ADDRESS 122 W. MESA TAX SCHEDULE NO. 2945-104-104-013

SUBDIVISION WEST LAKE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120

FILING  BLK  LOT 11 SQ. FT. OF EXISTING BLDG(S) 1204

(1) OWNER SANDRA E MARK ERICKSON NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 122 W. MESA

(1) TELEPHONE 245-3860 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: TO

(2) TELEPHONE SAME CREATE SHADE.

**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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' and 10' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS 4 TRAFFIC 10 ANNEX# \_\_\_\_\_

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 Sandra Erickson Date  5/19/97

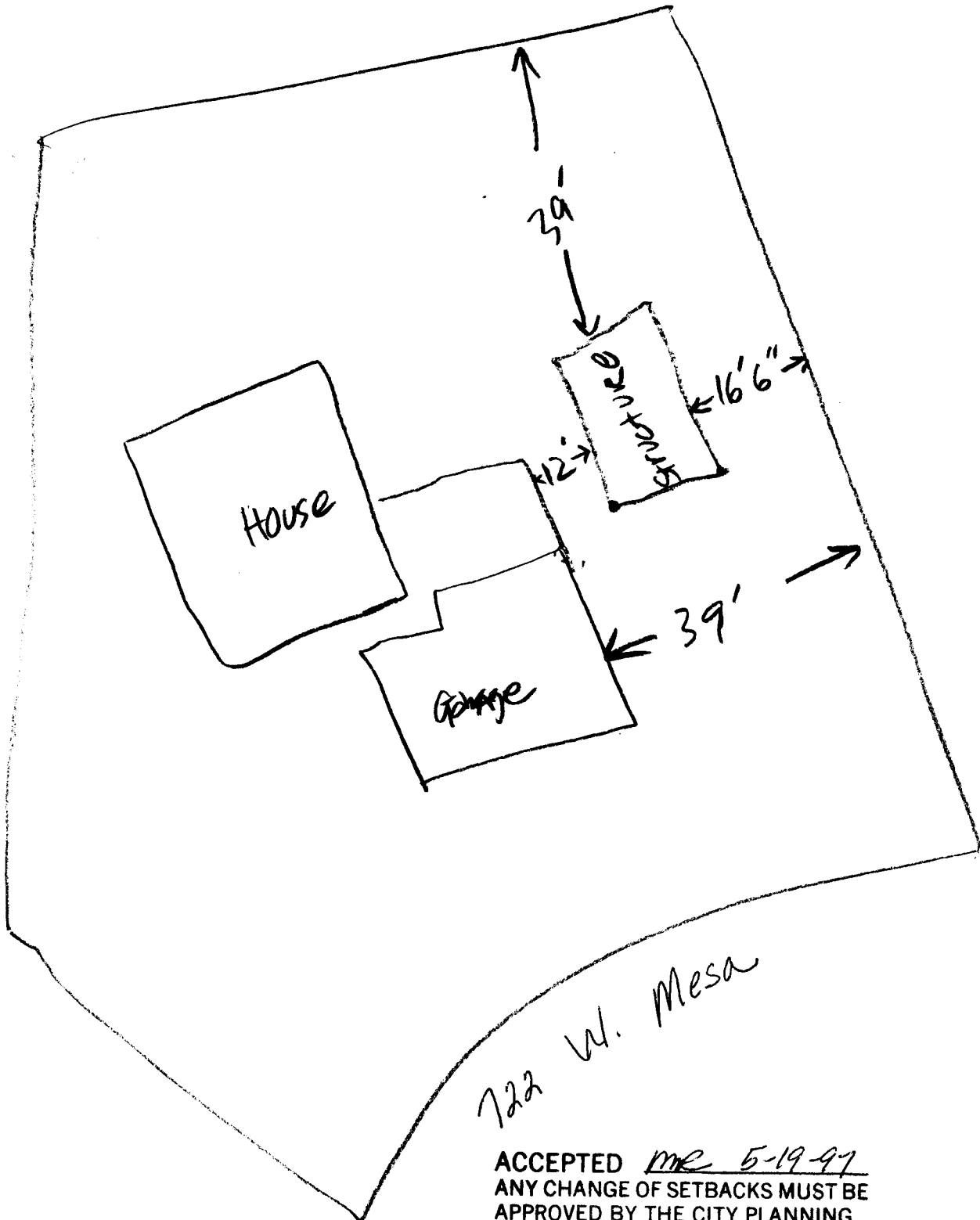
Department Approval Marcia Babdeau Date 5-19-97

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

Utility Accounting [Signature] Date 5-19-97

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)



722 W. Mesa

ACCEPTED me 5-19-97  
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.

