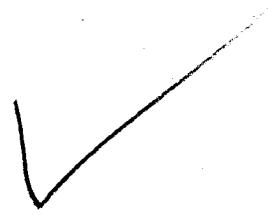


FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61143

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



BLDG ADDRESS 2126 MESA AVE TAX SCHEDULE NO. 2945-124-06-03
 SUBDIVISION DEL REY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING _____ BLK 6 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1600
 (1) OWNER ROBERT CARDONA NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 2126 MESA AVE
 (1) TELEPHONE 243-9196 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT GOY KRAFT USE OF EXISTING BLDGS HOME
 (2) ADDRESS 1429 M RD DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 858-9729 DETACHED 24x24 GARAGE

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 _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions _____
to eave to eave
 Maximum Height 32'
 CENSUS 6 TRAFFIC 31 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 [Signature] Date 9/11/97
 Department Approval [Signature] Date 7/11/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. TR 81214
 Utility Accounting [Signature] Date 7-11-97

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)