

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>

$\frac{16}{25}$
 $\frac{8}{10}$
22

BLDG PERMIT NO. 59263

3008 2290104

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2335 MESA</u>	TAX SCHEDULE NO. <u>2945-124-08-016</u>
SUBDIVISION <u>Bixby</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>600</u>
FILING _____ BLK <u>1</u> LOT <u>17^{145'}₀₈₁₈</u>	SQ. FT. OF EXISTING BLDG(S) <u>1050</u>
(1) OWNER <u>Levi Lucero</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2335 MESA</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-6618</u>	USE OF EXISTING BLDGS <u>Addition - BED-BATH</u>
(2) APPLICANT <u>LGD Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>2315 HALL</u>	<u>REMODEL - Addition</u>
(2) TELEPHONE <u>243-6471</u>	

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>31</u>

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 <u>[Signature]</u>	Date <u>2-25-97</u>
Department Approval <u>[Signature]</u>	Date <u>2/25/97</u>

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

Utility Accounting [Signature] Date 2/25/97

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)

2335 MESA AVE.
G.J. CO.

PROPERTY
LINE

44'

12'

STOOP

40'

3'

ONE CAR
GARAGE
ADDITION

MAIN HOUSE
WITH FULL BASEMENT

26'

25'

5'

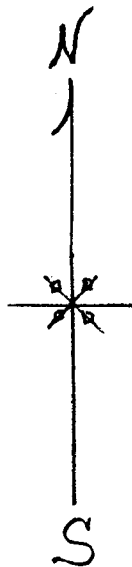
14'

HOUSE ADDITION

10'

30'

ACCEPTED SLC 2/25/97
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.



67'

57'

ALLEY