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BLDG PERMIT NO. 62191

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

BLDG ADDRESS 2887 Mesa Ave. TAX SCHEDULE NO. 2943-074-21-003  
 SUBDIVISION Lamm Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576 SQ FT.  
 FILING ~~X~~ BLK LOT 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER KEVIN & BRENDA GOAR NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2887 MESA AVE  
GRAND JUNCTION, CO 81501 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 257-9412 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT KEVIN & BRENDA GOAR USE OF EXISTING BLDGS Single Family  
2887 MESA AVE.  
 (2) ADDRESS GRAND JUNCTION, CO 81501 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 257-9412 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 \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45 from center of ROW, whichever is greater  
 Side 3 from PL Rear 3 from PL Special Conditions 3' setbacks for  
accessory structure  
 Maximum Height 32 CENSUS 6 TRAFFIC 30 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 Brenda Goar Date 10/17/97

Department Approval Mike Pelletier Date 10/17/97

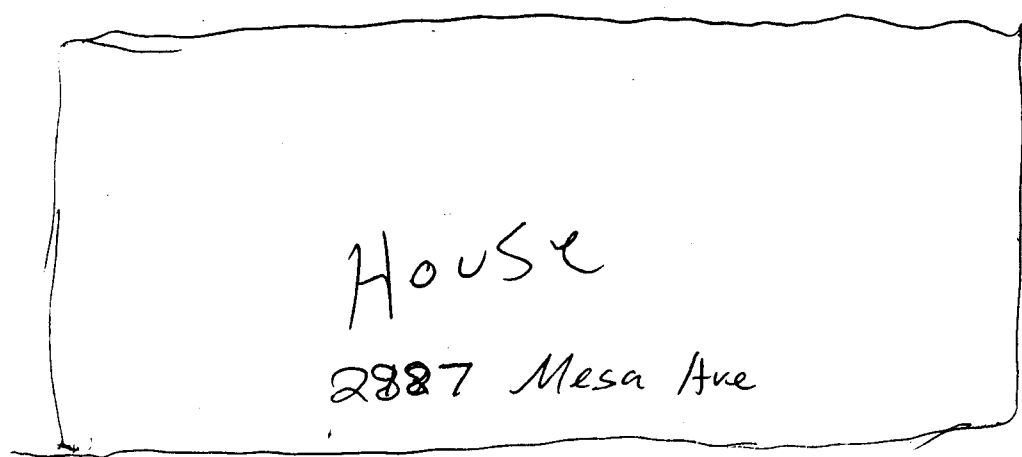
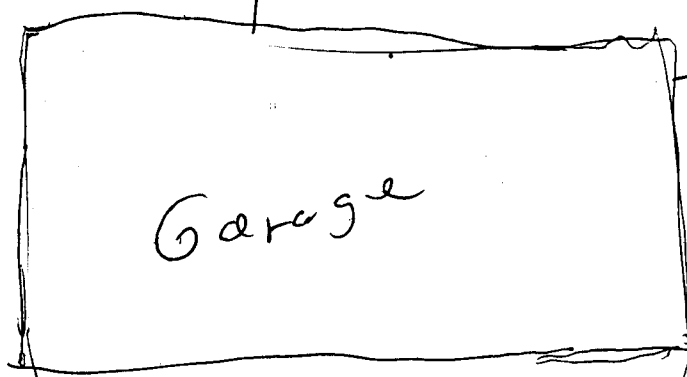
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No Chg in use

Utility Accounting AM Cole Date 10/17/97

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)

60'



30'

75' Mesa Ave

x