

FEE \$	10.5
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 66975

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

9052-5598

BLDG ADDRESS 2803 MESA AVE TAX SCHEDULE NO. 2943-073-13-002  
 SUBDIVISION VIRGINIA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720  
 FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) ~~1936~~ 2108  
 (1) OWNER RUSSELL M & BARBARA WILLIAMS NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2803 MESA AVE  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 245-9172 BEFORE: 3 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT RUSSELL M WILLIAMS USE OF EXISTING BLDGS RESIDENCE  
 (2) ADDRESS 2803 MESA AVE DESCRIPTION OF WORK AND INTENDED USE: ADD  
 (2) TELEPHONE 245-9172 GARAGE FOR WORK SPACE

**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 RSE-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENSUS 4 TRAFFIC 23 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 Russell Williams Date 9-21-98  
 Department Approval [Signature] Date 9-21-98

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

Utility Accounting [Signature] Date 9-21-98

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)

# IMPROVEMENT LOCATION CERTIFICATE

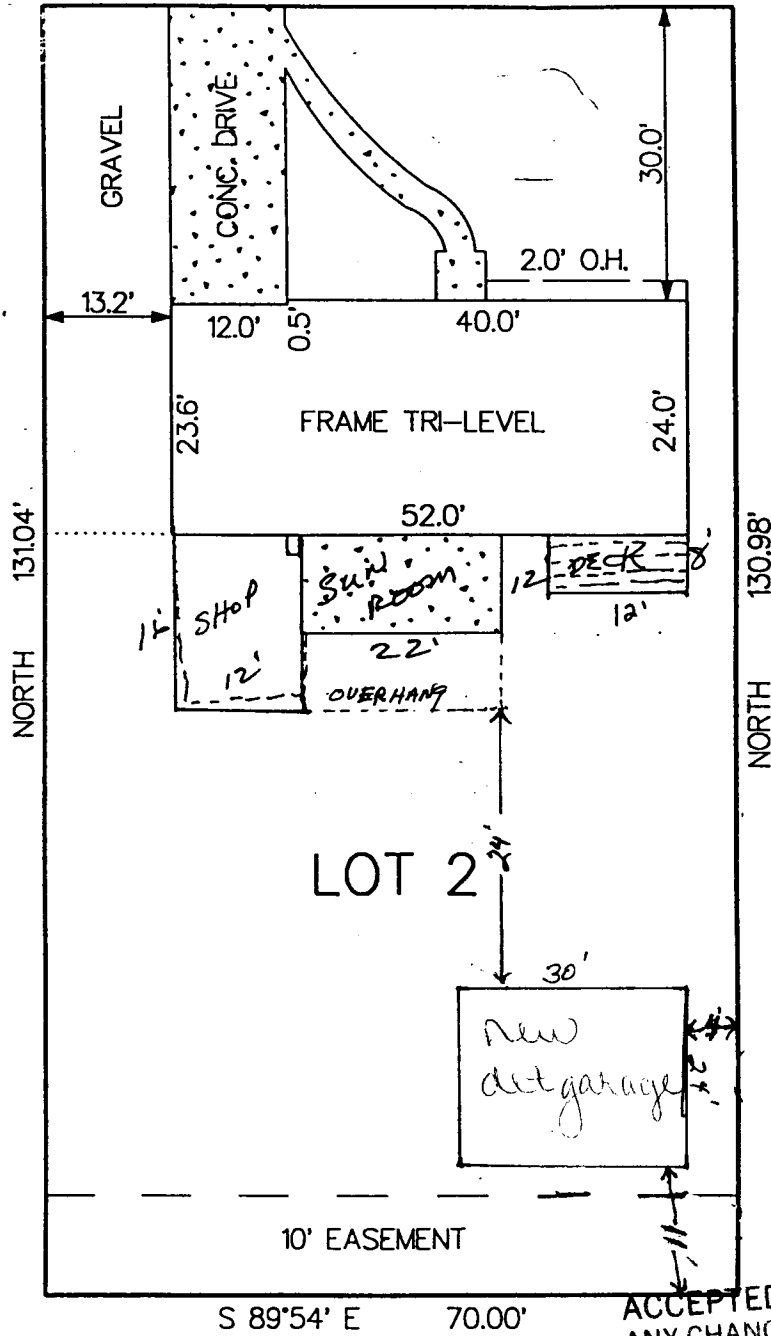
2803 MESA AVENUE, GRAND JUNCTION

MERIDIAN LAND TITLE  
WILLIAMS ACCT.

LOT 2 IN BLOCK 3 OF VIRGINIA VILLAGE SUBDIVISION, MESA COUNTY, COLORADO.

## MESA AVENUE

S 89°51' E 70.00'



ACCEPTED *KV 9-21-98*  
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.