

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	73009
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>1364 Mesa Ave</u>	TAX SCHEDULE NO. <u>2945-123-04-009</u>
SUBDIVISION <u>Grandview Sub</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>320</u> ²⁸⁰
FILING _____ BLK <u>3</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>1000 +</u>
(1) OWNER <u>Van horn</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1364 Mesa Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>263-4009</u>	USE OF EXISTING BLDGS <u>House</u>
(2) APPLICANT <u>Chuck Eddy</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>3131 DR.</u>	<u>Bedroom / sleep</u>
(2) TELEPHONE <u>434-9322</u>	

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 <u>KSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20</u> from property line (PL) or <u>40</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u> ^{4th}
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>TB</u>
Maximum Height <u>32'</u>	CENSUS <u>5</u> TRAFFIC <u>32</u> 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 <u>C Eddy</u>	Date <u>11/19/99</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>11/23/99</u>

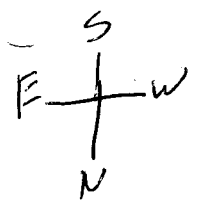
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting <u>T. Bensley</u>	Date <u>11/23/99</u>
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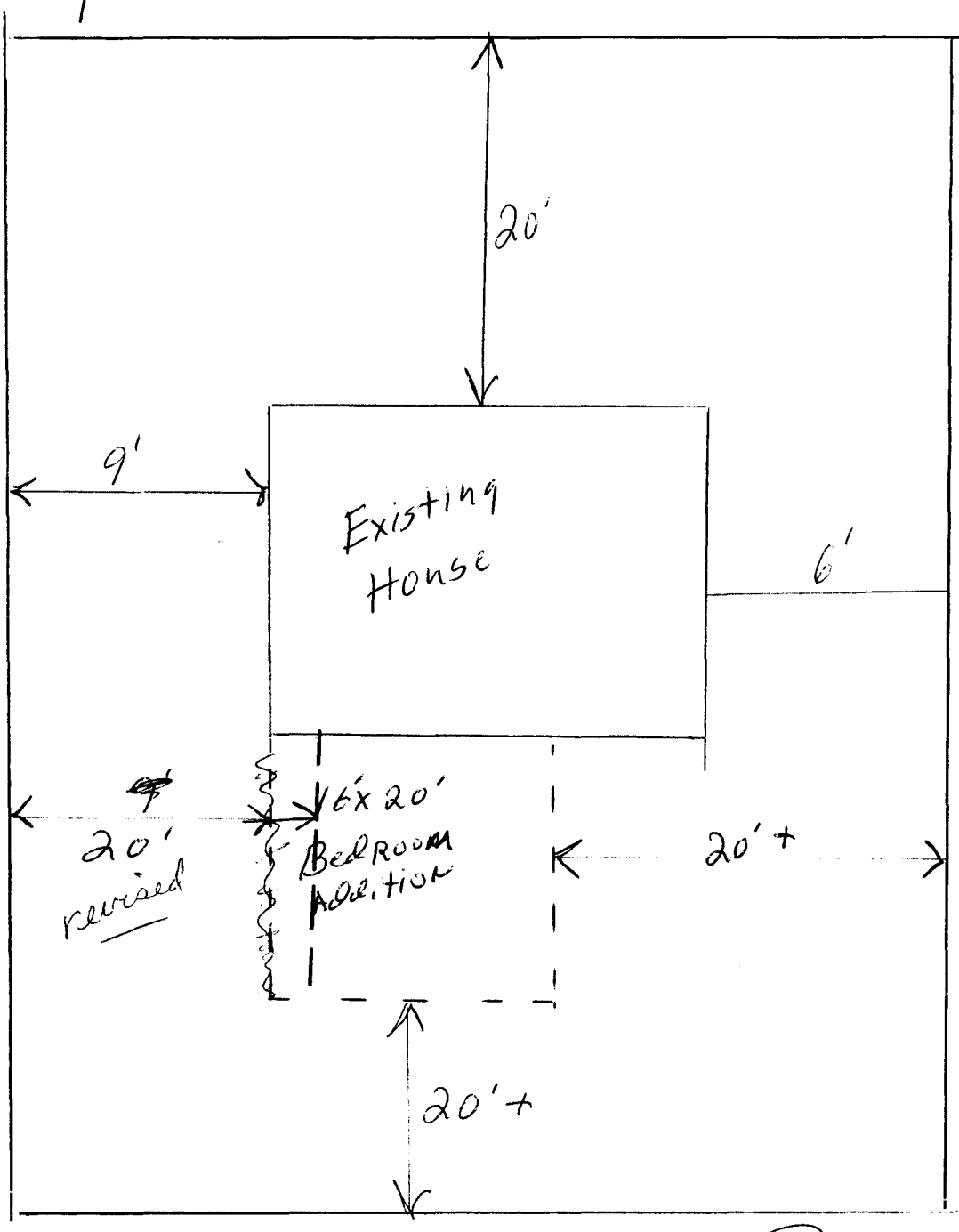
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

South
1364 Mesa Ave.



14th Street



Alley

Ronnie 11/22/99

REVISIONS