

FEE \$	10 <sup>-</sup>
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 70155

**PLANNING CLEARANCE**

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

10103-6268

BLDG ADDRESS 1404 Mesa Ave. TAX SCHEDULE NO. 2945-123-00-003  
SUBDIVISION O'Neils Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 x 24  
FILING-BLK - LOT part of Lot 10 SQ. FT. OF EXISTING BLDG(S) 1208<sup>sq ft</sup> -  
(1) OWNER RUSSELL C. CARSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1404 MESA  
(1) TELEPHONE 970-242-8683 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
(2) APPLICANT Same USE OF EXISTING BLDGS home  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ new detached 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**

Accessory

ZONE RSF-8 Maximum coverage of lot by structures 45%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 3' from PL to save Rear 3' from PL  
Maximum Height 32' CENSUS 6 TRAFFIC 31 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 C. Carson Date 5-14-99  
Department Approval Ronnie Edwards Date 5-14-99

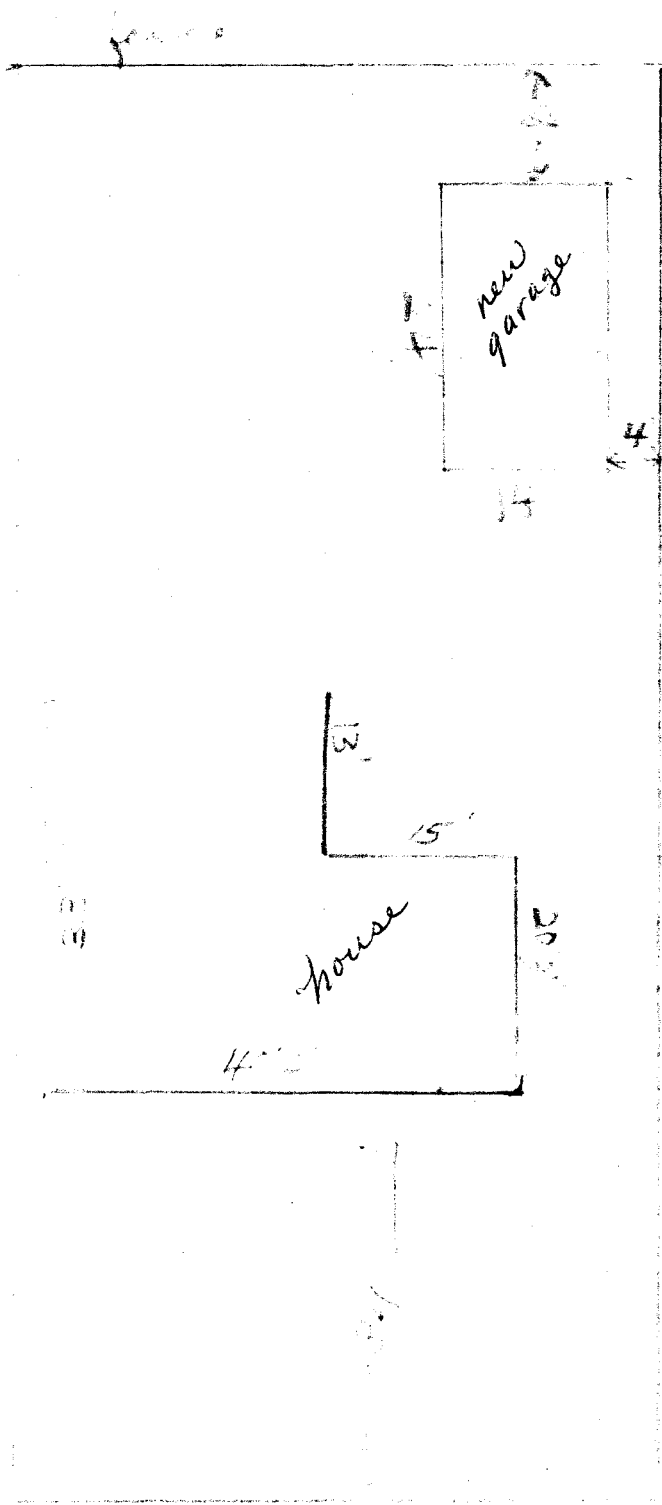
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 5/14/99

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)

11/16/99



Ronne 5/14/99  
 I, RONNE, a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original plans and specifications for the proposed project, and that I am not aware of any other plans or specifications for the same project. I further certify that the proposed project complies with all applicable laws, rules, regulations, codes, and ordinances, and that I am not aware of any other laws, rules, regulations, codes, and ordinances that may apply to the proposed project. I am not aware of any other laws, rules, regulations, codes, and ordinances that may apply to the proposed project.

11/2

1404 Mesa Ave

SS-16

MESA AVE

no change in existing driveway