

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 72564



Your Bridge to a Better Community

BLDG ADDRESS 2136 Mesa Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 20x24

TAX SCHEDULE NO. 2945-124-06-014 SQ. FT. OF EXISTING BLDGS 40x24 + 24x24

SUBDIVISION Del Rey Replat TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 6 LOT 6

NO. OF DWELLING UNITS:
 Before: ~~2~~ 1 After: ~~2~~ 1 this Construction

(1) OWNER Richard E. Hartman

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 2136 Mesa Ave.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970) 245-6257

DESCRIPTION OF WORK & INTENDED USE Free Standing Carport

(2) APPLICANT Catherine E. Sare

TYPE OF HOME PROPOSED:

(2) ADDRESS 2136 Mesa Ave

____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE (970) 245-6257

____ Manufactured Home (HUD)

Other (please specify) Free Standing Carport

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 45%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 3' from PL

Parking Req'mt _____

Maximum Height 32 feet

Special Conditions _____

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 Catherine E. Sare

Date 10-22-99

Department Approval Ronnie Edwards

Date 10-22-99

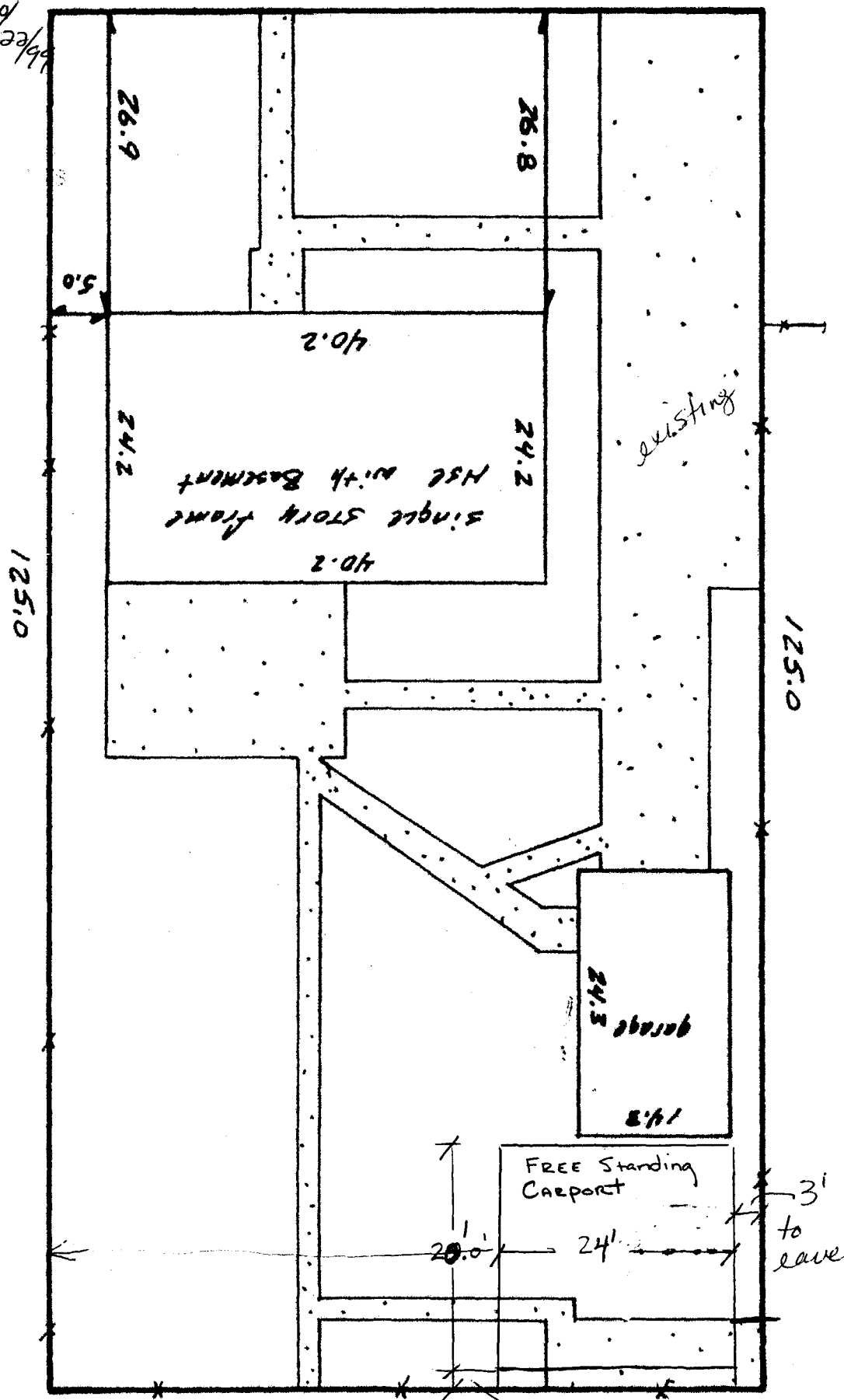
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>Wabi Overholt</u>	Date _____		

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)

2136 Mesa Ave

Ronnie 12/21/91



3' Existing Concrete from property line

ALLEY 64.7

3' to leave

existing

SINGLE STORY FRAME HSE WITH BASEMENT

garage

FREE Standing Carport

125.0

125.0

5.0

26.9

26.8

40.2

24.2

24.2

40.2

20.0

24.0

64.7