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TCP \$	—
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BLDG PERMIT NO. 69131

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

(Handwritten mark)

BLDG ADDRESS 2846 Mesa ave TAX SCHEDULE NO. 2943-073-01-074
 SUBDIVISION Tollonwood meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION new-28x44
 FILING BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 14x56
 (1) OWNER Marcin Weaver NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS same
 (1) TELEPHONE 245-2589 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS Home
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE same replace modular

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 _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions Had approved - Res
 Maximum Height 32' permanent foundation NOT REQUIRED.
 CENSUS 6 TRAFFIC 30 ANNEX# _____

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 Marcin Weaver Date 3-15-99
 Department Approval Ronnie Edwards Date 3-15-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. not used
 Utility Accounting Patricia Weaver Date 3/15/99

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)

NORTH PROPERTY 40'

EASEMENT 6'

ACCEPTED *Bonnie* 3/15/99
BY CHANGE OF RECEIPT
FOR THE PURPOSES OF
RECORDING THE
EXISTING HOME
CONCEPT
AND PROPERTY LINES.

15:05

New 28' HOME

28' x 14' 1/2'
New Home

2 Bedroom
14' x 56'
Existing Home
CONCEPT

EAST 104' 10" PROPERTY LINE

60'

West Prop. 104' 05"

New 44' HOME

24'

New 3x' HOME

Driveway
20' x 6'
(existing)

28' 46" measure
A Set

23' yard

SO. PROPERTY SIDEWALK

MESA AVE

FRONT