

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 710882

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

BLDG ADDRESS <u>1364 Mesa Av.</u>	TAX SCHEDULE NO. <u>2945-123-04-009</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>576</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>1054</u>
(1) OWNER <u>Frank Vanhorn</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1364 Mesa Av.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE _____	USE OF EXISTING BLDGS <u>House</u>
(2) APPLICANT <u>Chuck Eddy</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>24x24</u>
(2) ADDRESS <u>3131 D Rd</u>	<u>Attached Garage</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 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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req't <u>2</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height <u>35'</u>	CENSUS <u>6</u> TRAFFIC <u>40</u> ANN# _____

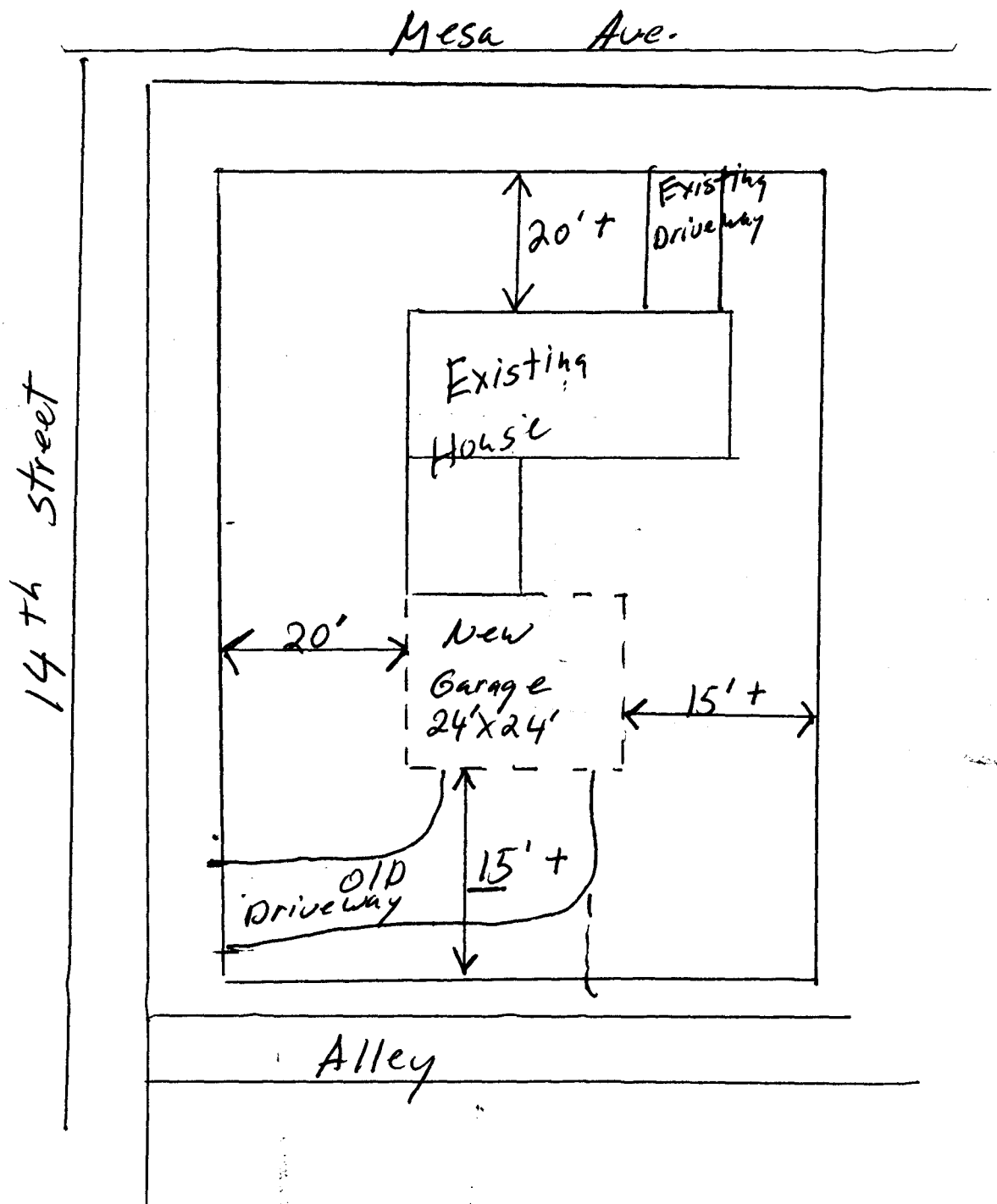
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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>Chuck M. Eddy</u>	Date <u>9-22-00</u>
Department Approval <u>C. Faye Dutton</u>	Date <u>9-22-00</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____	
Utility Accounting <u>Debi Overholt</u>	Date <u>9-21-00</u>

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)



9-21-00

ACCEPTED *Cheryl Nelson*
 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.