

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

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

BLDG PERMIT NO. 77846



Your Bridge to a Better Community

BLDG ADDRESS 2010 MESA SQ. FT. OF PROPOSED BLDGS/ADDITION 576<sup>P</sup>  
 TAX SCHEDULE NO. 2945-124-12-002 SQ. FT. OF EXISTING BLDGS 720<sup>P</sup>  
 SUBDIVISION DEL MAR TOTAL SQ. FT. OF EXISTING & PROPOSED 1296<sup>P</sup>  
 FILING \_\_\_\_\_ BLK 3 LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER J. LAUDADIO NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 2010 MESA USE OF EXISTING BUILDINGS HOME  
 (1) TELEPHONE 243-8675 DESCRIPTION OF WORK & INTENDED USE GARAGE  
 (2) APPLICANT J. LAUDADIO TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2010 MESA  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RMF-8 Maximum coverage of lot by structures 7090  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 31 ANN# \_\_\_\_\_

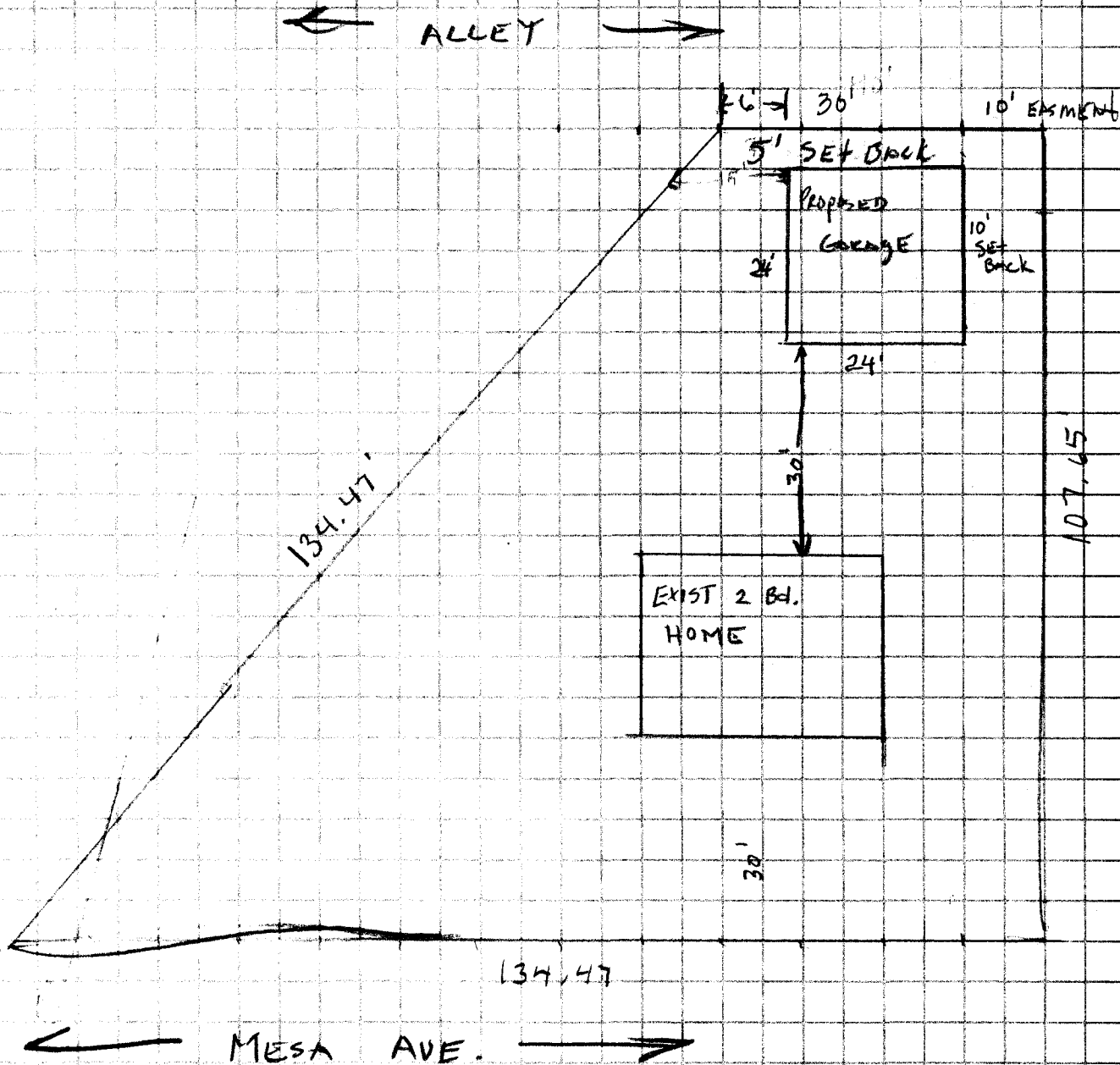
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 J. Laudadio Date 11-28-00  
 Department Approval E. Jay Wilson Date 11-28-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing home 3220-5911</u>
Utility Accounting	<u>K. Hald</u>	Date	<u>11/28/00</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)



11-28-00  
 ACCEPTED *By Joyce Johnson*  
 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.

2010 MESA AVE

BLK 3 Lot 2

J. LAUDADIO

2438675