

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75778



Your Bridge to a Better Community

*et*

BLDG ADDRESS 2808 Mesa Avenue SQ. FT. OF PROPOSED BLDGS/ADDITION 528

TAX SCHEDULE NO. 2943073-12-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Virginia Village TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 7 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Sammy Kempton NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 2808 Mesa Avenue USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970) 243-0853 DESCRIPTION OF WORK & INTENDED USE Garage

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_ 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 70 90

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 66 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 [Signature] Date 7-5-00

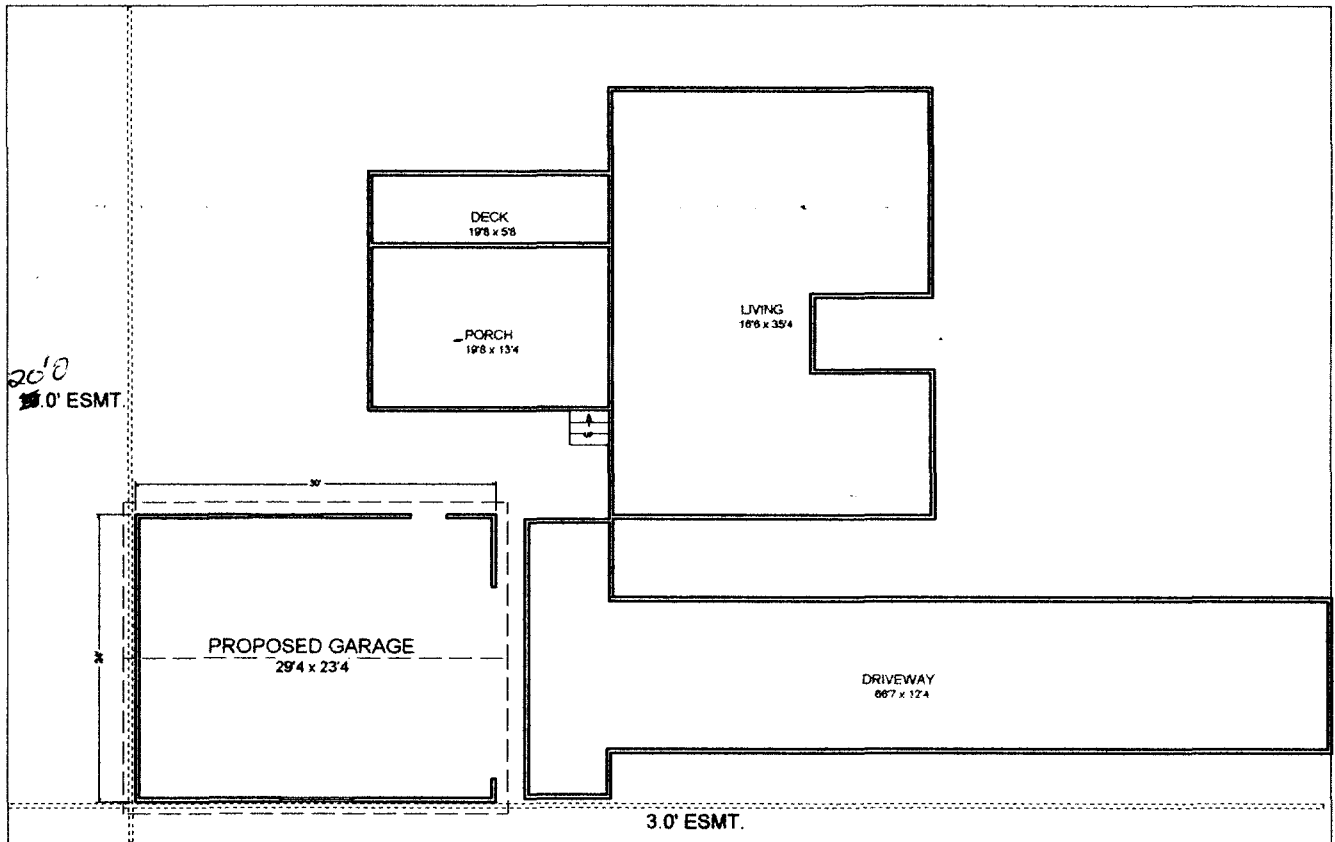
Department Approval [Signature] Date 7/5/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>7/5/00</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)

2808 mesa Avenue  
Virginia Village Sub  
Lot 7



NORTH

ACCEPTED *Ashe* 7/5/10  
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.