

FEE \$	10.00
TCP \$	-
SIF \$	-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79892



Your Bridge to a Better Community

9293-5760

BLDG ADDRESS 2809 Mesa Ave

SQ. FT. OF PROPOSED BLDGS/ADDITION 28x32 (896 sq ft)

TAX SCHEDULE NO. 2943-073-13005

SQ. FT. OF EXISTING BLDGS 1212 sq ft

SUBDIVISION Virginia Village Sub

TOTAL SQ. FT. OF EXISTING & PROPOSED 2108 sq ft

FILING - BLK 3 LOT 5

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

(1) OWNER David S Pineda

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2809 MESA Ave

USE OF EXISTING BUILDINGS home

(1) TELEPHONE 970 241-1039

DESCRIPTION OF WORK & INTENDED USE new garage/storage
 bathroom on garage.

(2) APPLICANT Same

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2809 MESA

(2) TELEPHONE 970 241-1039

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%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side 3' from PL, Rear 5' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions access from existing
 drive from street.

CENSUS 60 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 David S Pineda Date 5-14-01

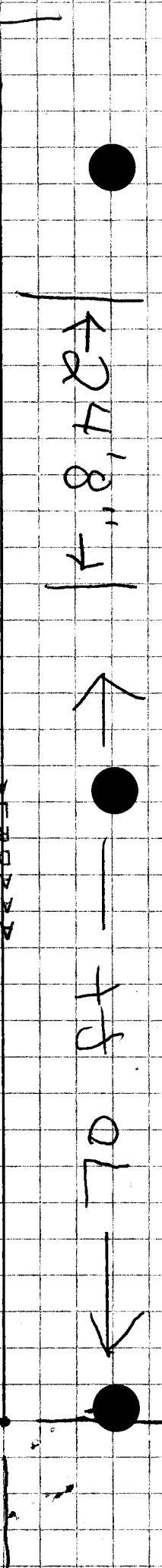
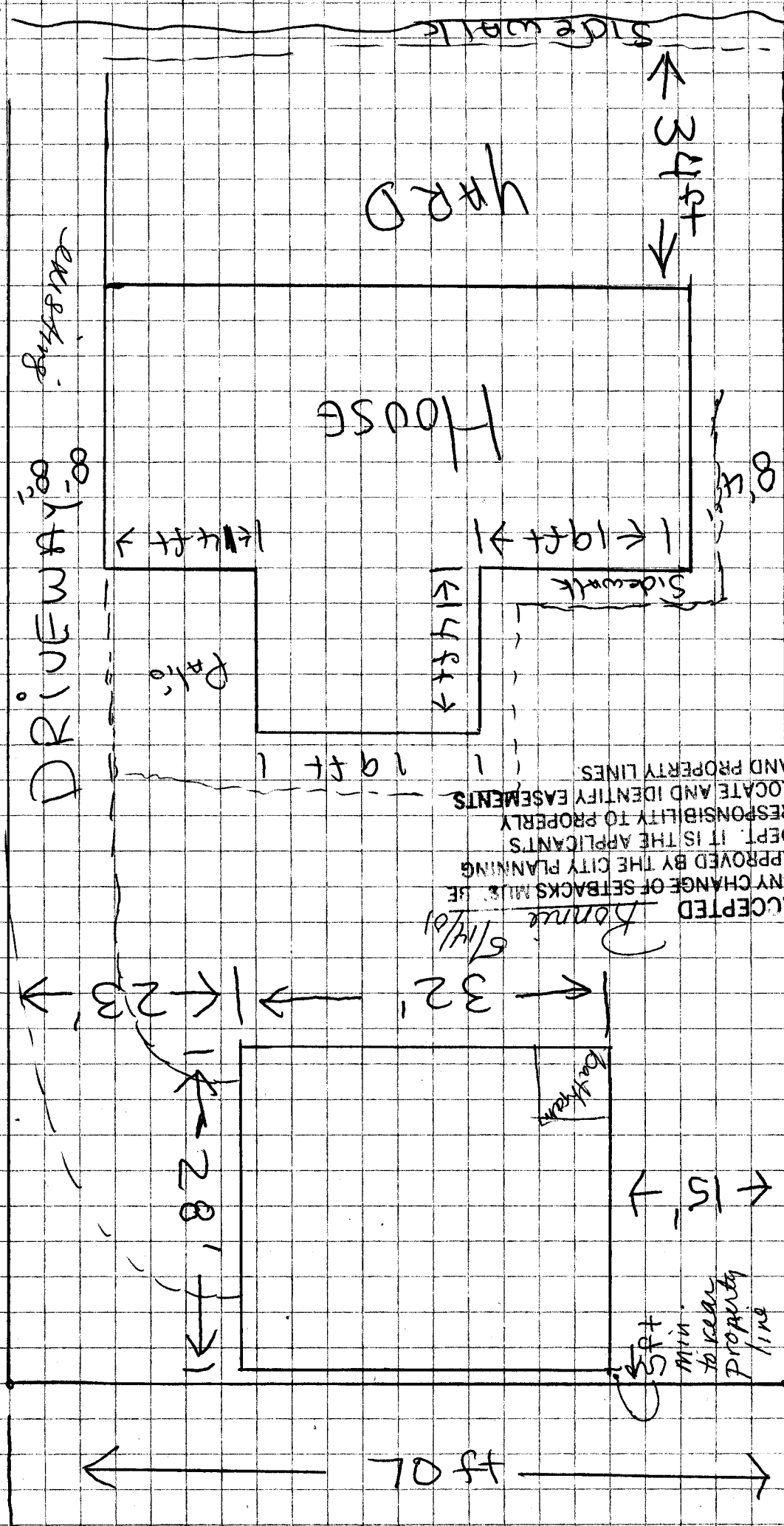
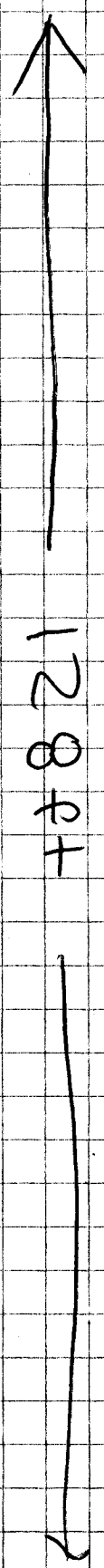
Department Approval Ronnie Edwards Date 5-14-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O.No. <u>bathroom addition</u>
Utility Accounting	<u>Debbie Parover</u>		Date <u>5/14/01</u> <u>no charge</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)

2809 Meadow



ACCEPTED
 BONNEVILLE
 6/14/01
 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