

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84338



Your Bridge to a Better Community

BLDG ADDRESS 529 Chipeta Av. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-142-32-005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) OWNER MESA COUNTY Public LIBRARY

(1) ADDRESS _____

(1) TELEPHONE _____

USE OF EXISTING BUILDINGS Home

(2) APPLICANT MA CONCRETE CONSTRUCTION INC

DESCRIPTION OF WORK & INTENDED USE DEMO

(2) ADDRESS 9323 RIVER ROAD

TYPE OF HOME PROPOSED: only

(2) TELEPHONE 243-3221

Site Built _____ Manufactured Home (UBC) _____
 Manufactured Home (HUD) _____
 Other (please specify) DATA

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 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 3 TRAFFIC 42 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 Jay & Ingehart Date 5/1/02

Department Approver C. Hays Date 5/1/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demo Only</u>
Utility Accounting	<u>C. Bensley</u>	Date	<u>5/1/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)