


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

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

BLDG PERMIT NO. 87737



BLDG ADDRESS 2325 Mesa Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 768

TAX SCHEDULE NO. 2945-124-08-018 SQ. FT. OF EXISTING BLDGS 1632

SUBDIVISION Wilcox-Bixby TOTAL SQ. FT. OF EXISTING & PROPOSED 2400

FILING NA BLK 1 LOT 18 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Sam + Sandra Holt NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

(1) ADDRESS 2325 MESA AVE USE OF EXISTING BUILDINGS Single Family Dwelling

(1) TELEPHONE 970-242-4493 DESCRIPTION OF WORK & INTENDED USE Car Storage detached Garage

(2) APPLICANT Sam + Sandra Holt TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Garage

(2) ADDRESS 2325 MESA AVE

(2) TELEPHONE 970-242-4493

**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 2002

SETBACKS: Front 20'125 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 \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Sam A. Holt Date 10-5-02

Department Approval Gayleen Henderson Date 10-23-2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Bousley</u>		Date <u>10/23/02</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)

10-23-02

Gayleen Henderson

ACCEPTED  
ANY CHANGE IN SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

