

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

9504-5293 (N)

BLDG ADDRESS 2126 MESA AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 576 SF
TAX SCHEDULE NO. 2945-124-06-013 SQ. FT. OF EXISTING BLDGS 4810
SUBDIVISION Sub Del Ray Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 5386
FILING _____ BLK 6 LOT 7 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER ROBERT CARDONA NO. OF BUILDINGS ON PARCEL
Before: 4 After: 4 this Construction
(1) ADDRESS 2126 MESA AVE USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 255-1533 DESCRIPTION OF WORK & INTENDED USE GARAGE
(2) APPLICANT MOR STORAGE TYPE OF HOME PROPOSED:
(2) ADDRESS 3010 I 70 B.W.O.P _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE 254-0460 _____ Manufactured Home (HUD)
_____ 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%
SETBACKS: Front 20'25" from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5'3" from PL, Rear 10'5" from PL Parking Req'mt 2
Maximum Height 35' 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).

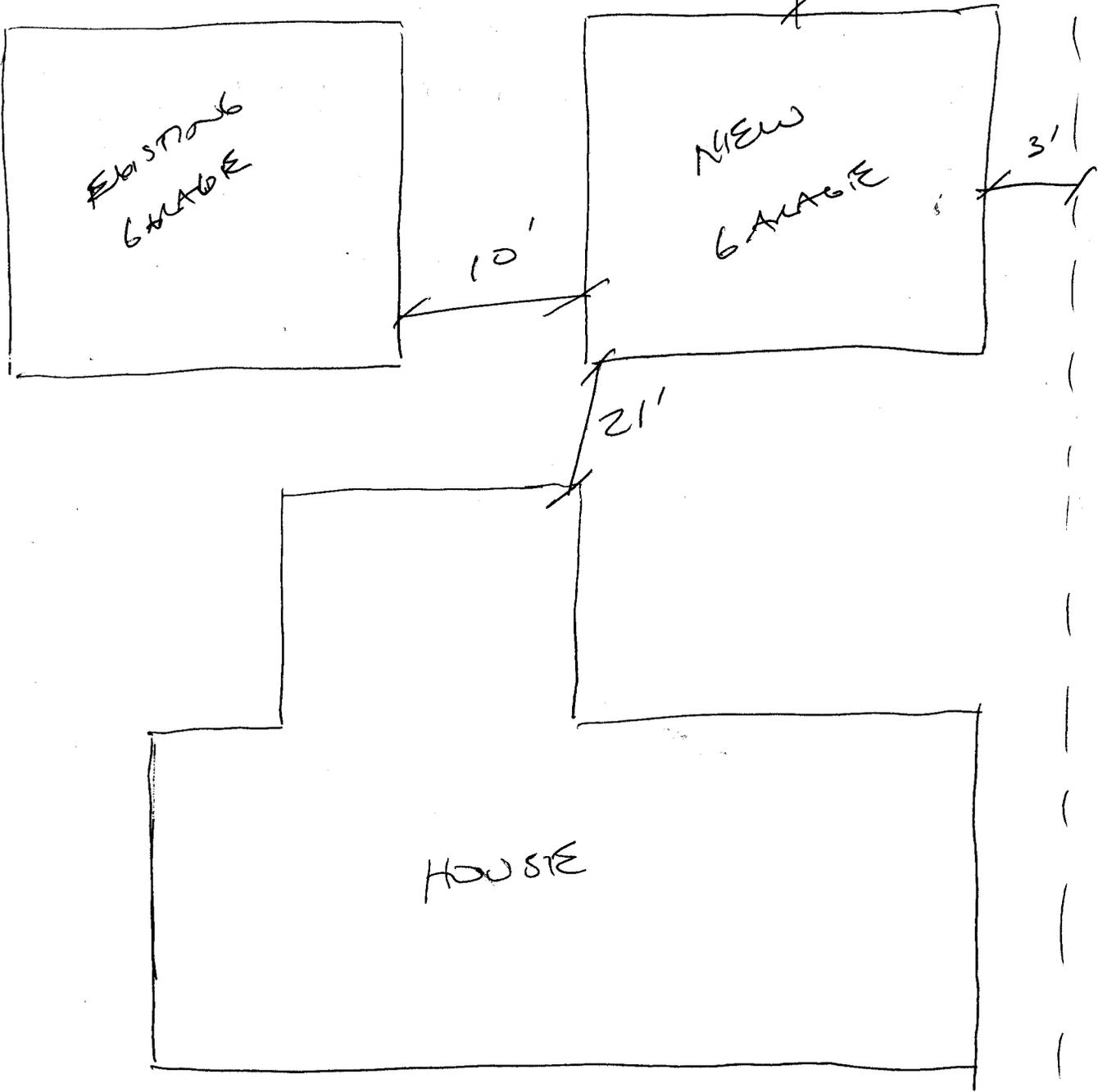
Applicant Signature [Signature] Date 11/21/03
Department Approval Gaylen Henderson Date 11-21-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>11-21-03</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)

Alley



11-21-03 *Baylees Henderson*

ACCEPTED
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.

2126 mesa Ave