

FEE \$	15.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

0053-5599-
 Building Address 2805 Mesa Ave
 Parcel No. Lot #3 Block 3
 Subdivision Virginia Village
 Filing _____ Block _____ Lot _____

6 bldgs.
 No. of Existing Bldgs 6 No. Proposed 3
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 300
 Sq. Ft. of Lot / Parcel .211
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Betty Kempton
 Address 2805 Mesa Ave
 City / State / Zip Grand Jct Co 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): remove 3 sheds, keep 2 sheds 10x14 = 140 sq. ft. 16x10 = 160 sq. ft. 300

APPLICANT INFORMATION:

Name LARRY KEMPTON
 Address 2805 MESA AVE
 City / State / Zip GRJCT CO. 81501
 Telephone 970-242 1758

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Storage - Only

NOTES: _____

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 R-8 Maximum coverage of lot by structures 70%
accessory structures
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 Side 3' from PL Rear 5' from PL Parking Requirement /
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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).

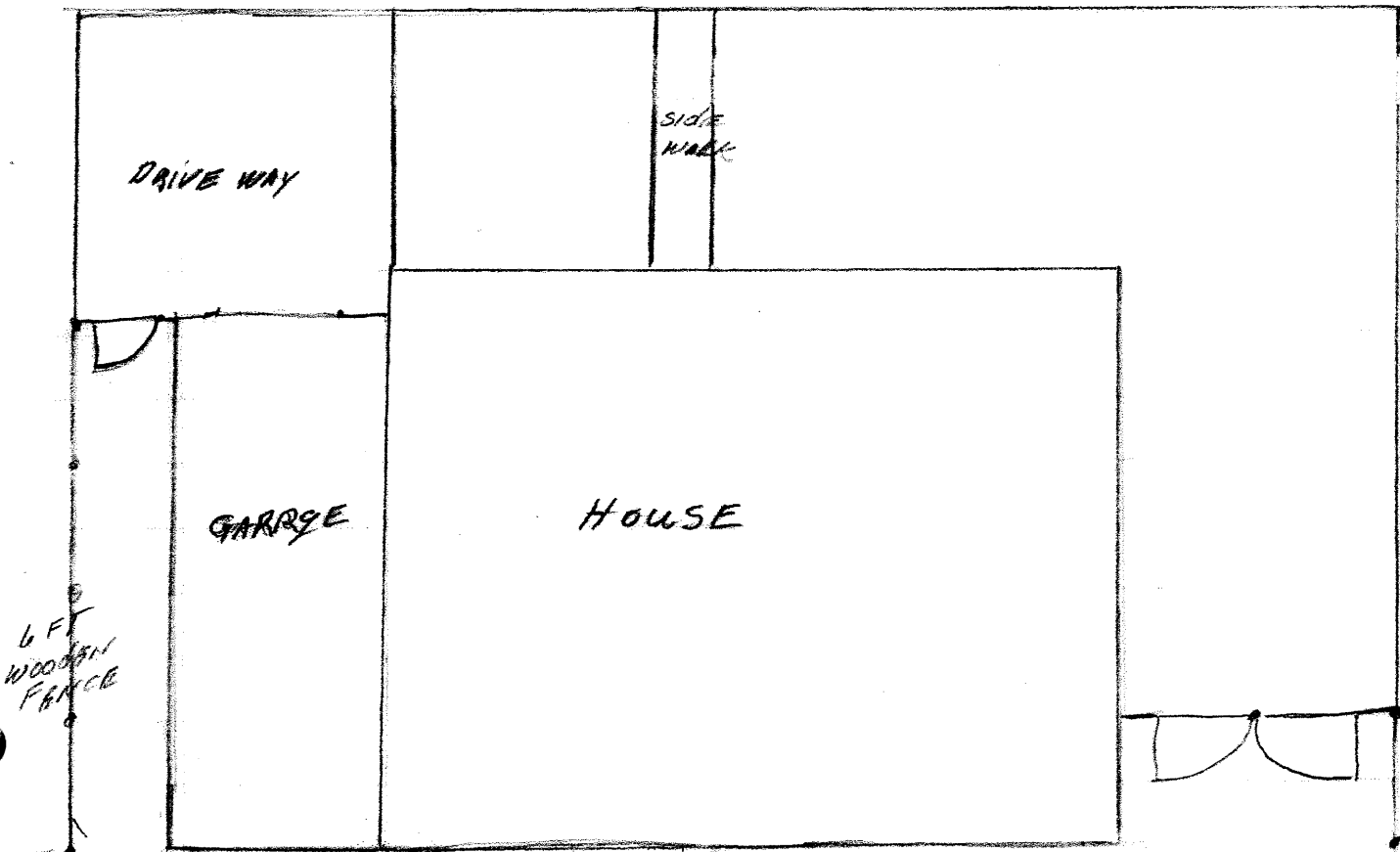
Applicant Signature Larry Kempton Date 12-14-07
 Department Approval Judith A. [Signature] Date 12/14/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>NO WTR / SWR Charge</u>
Utility Accounting			Date	<u>12/14/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2805 - MESA AVE

LOT 3 BLOCK 3 VIRGINIA VILLAGE

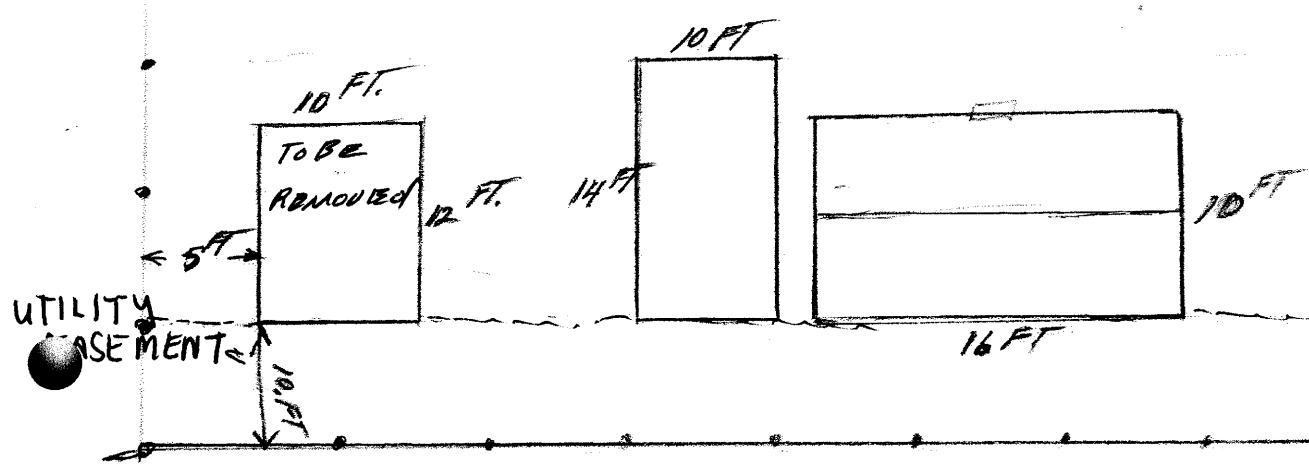


6 FT
WOODEN
FENCE

CHANGE HIGH
FENCE

ACCEPTED *Judith Rose*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

6 FT
WOODEN
FENCE



UTILITY
EASEMENT