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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

82719-5658  
Building Address 2225 mesa Ave  
Parcel No. 2945-124-10-004  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 Proposed 0  
Sq. Ft. of Existing Bldgs 1,000 Proposed 148<sup>#</sup>  
Sq. Ft. of Lot / Parcel 7623  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Charles White  
Address 2225 mesa Ave  
City / State / Zip GT CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 970) 241-1141

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Add 4x7<sup>ft</sup> mud room

**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 X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' 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).

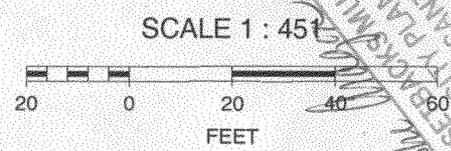
Applicant Signature Charles White Date 2/26/04  
 Department Approval [Signature] Date 2/26/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. interior remodel  
 Utility Accounting [Signature] Date 2/26/04

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)

# City of Grand Junction GIS Zoning Map ©

- Airport Zones**
  - AIRPORT ROAD
  - CLEAR ZONE
  - CRITICAL ZONE
  - RUNWAY 22
  - RUNWAY 29
  - TAXI WAY
- Airport Area of Influence**
- Flood Plain Information**
  - 100-Year Floodplain
  - 500-Year Floodplain
  - Floodway
  - Outside 500-Year Floo...
  - Outside Study Area
  - Revised 100-Year Flo...
  - Revised 500-Year Flo...
  - Revised Floodway
- Secondary Zoning**
  - RSF-4
  - RMF-8
  - R-O
  - MU
  - C-1
  - C-2
  - I-O
  - I-1
  - I-2



ACCEPTED  
 ANY CHANGE OF SEPARATION  
 APPROVED BY THE APPLICANT'S  
 RESPONSIBILITY TO PROPERTY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.