

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

~~89695-5888~~ 89695-5888

Building Address 2234 Mesa Ave
 Parcel No. 2945-124-06-018
 Subdivision Regent
 Filing _____ Block 3 Lot 6

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs ~1196 ft² Sq. Ft. Proposed 532 ft²
 Sq. Ft. of Lot / Parcel ~8184 ft²
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~3761
 Height of Proposed Structure 10.3 ft

OWNER INFORMATION:

Name David & Jerry Lewis
 Address 2234 Mesa Ave
 City / State / Zip Grand Junction / CO / 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): green house connected to existing shed.

APPLICANT INFORMATION:

Name David & Jerry Lewis
 Address 2234 Mesa Ave
 City / State / Zip Grand Junction / CO / 81501
 Telephone 970-263-9236

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

NOTES: Addition of 20' x 19' Family Room and a 12' x 8' Green House

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> <u>25' H detached</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> <u>3' side</u> from PL Rear <u>10'</u> <u>5' rear</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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).

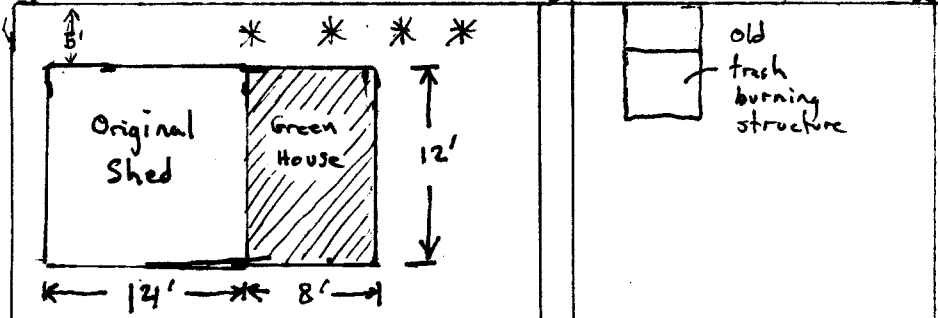
Applicant Signature [Signature] Date 2/14/05
 Department Approval [Signature] Date 2-14-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Green House</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/14/05</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)

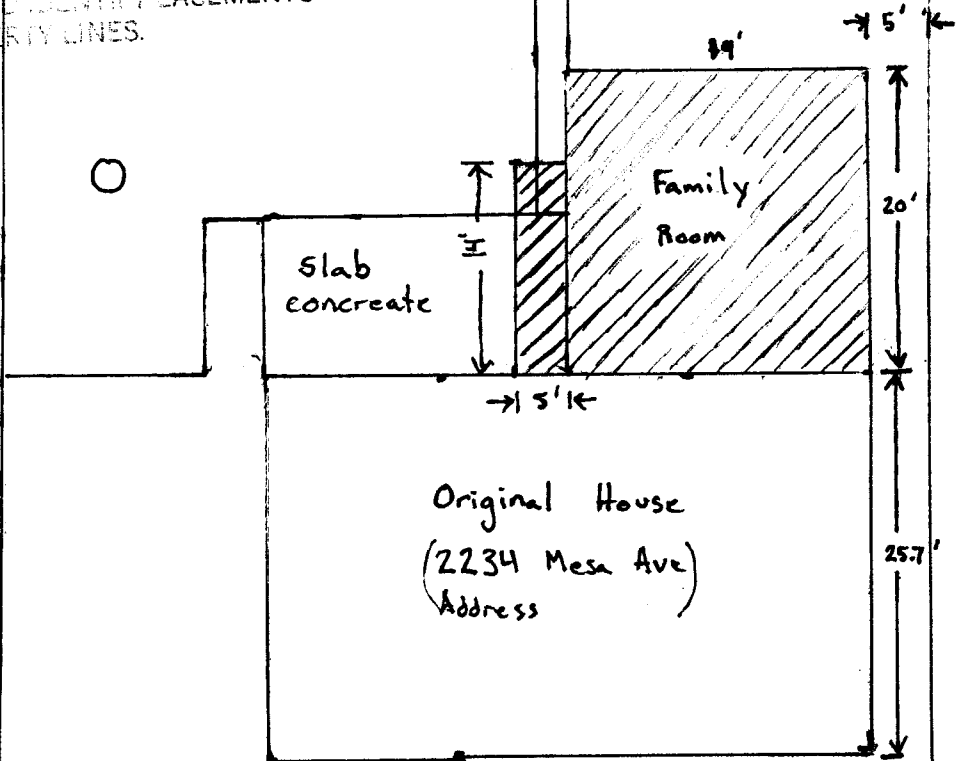
Alley

62 ft

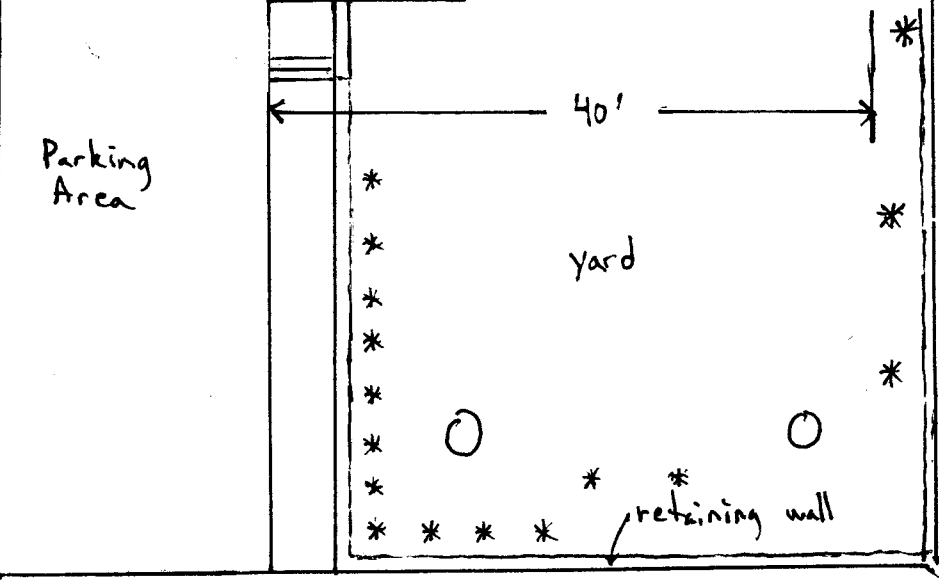


2-14-05
 ACCEPTED *Gayleen Henderson*

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.






132'



scale
 5ft = 1cm



-  Purposed New Structures
-  tree
-  shrub

Mesa Ave