

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2881 MESA AVE

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-074-21-006

Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 126

Subdivision Lamm

Sq. Ft. of Lot / Parcel 10,018

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Pat Murdock

Height of Proposed Structure 10' 6"

Address 2881 MESA AVE

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip GRAND JUNCTION, CO 81501

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): WOOD SHED

APPLICANT INFORMATION:

Name RYAN COOMBS

***TYPE OF HOME PROPOSED:**

Address 2881 MESA AVE

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip GRAND JUNCTION, CO 81501

NOTES: _____

Telephone 970-314-0825

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 25' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 3' from PL Rear 5' 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 [Signature] Date 10/13/05

Department Approval [Signature] Date 10/13/05

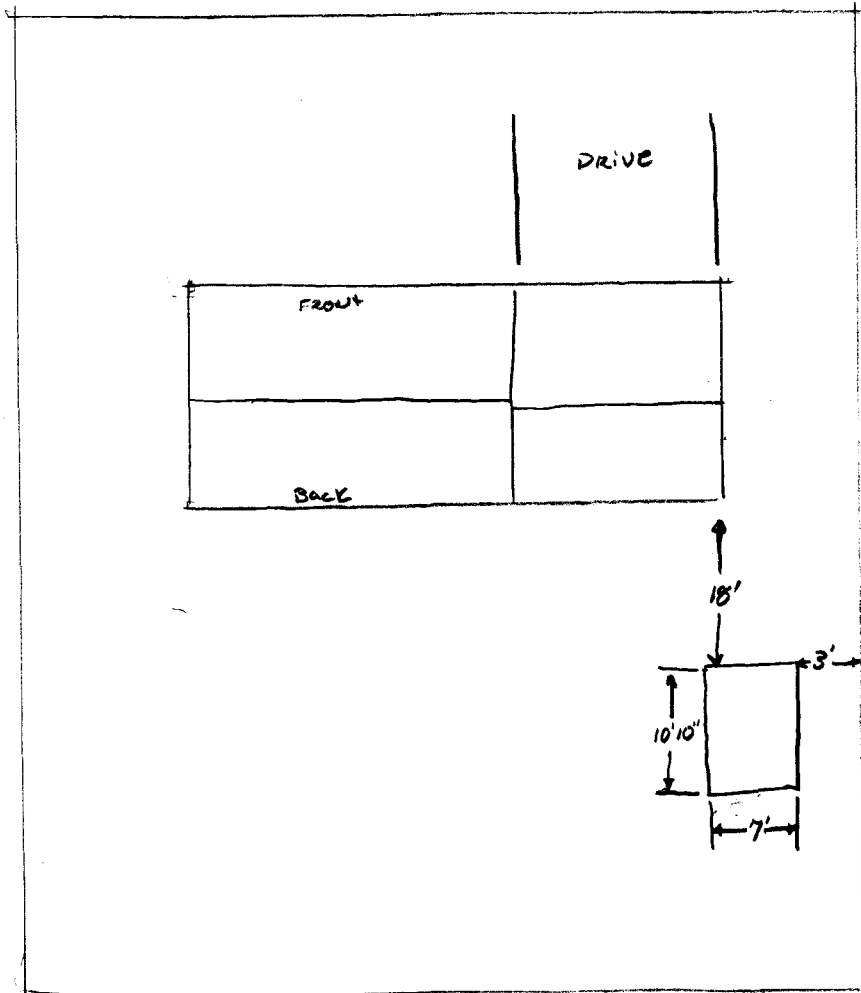
Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. _____

Utility Accounting [Signature] Date 10/13/05

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)

2881 MESA AVE.

STREET



ACCEPTED Alshu Wagyn 10/13/05
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.