

| | |
|--------|-------|
| FEE \$ | 70.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2560 MESA AVE
 Parcel No. 2945-124-07-033
 Subdivision Melrose
 Filing _____ Block 2 Lot 10

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1157 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel 6480
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) SAME
 Height of Proposed Structure 17'6"

OWNER INFORMATION:

Name MARY E. GARNER
 Address 2560 MESA AVE
 City / State / Zip CO CO 81501-6252

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DARRELL BAKER
 Address 441 MANZANA DR
 City / State / Zip CO CO 81503
 Telephone 243-1335-216 6892

*TYPE OF HOME PROPOSED:

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

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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 [Signature] Date 1/11/06

Department Approval [Signature] Date 1-11-06

| | | | |
|--|------------|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>1/11/06</u> |
| Utility Accounting <u>[Signature]</u> | Date _____ | | |

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)

FLOORPLAN

Borrower: Mary E Garner

File No.: 255771

Property Address: 2560 Mesa Ave

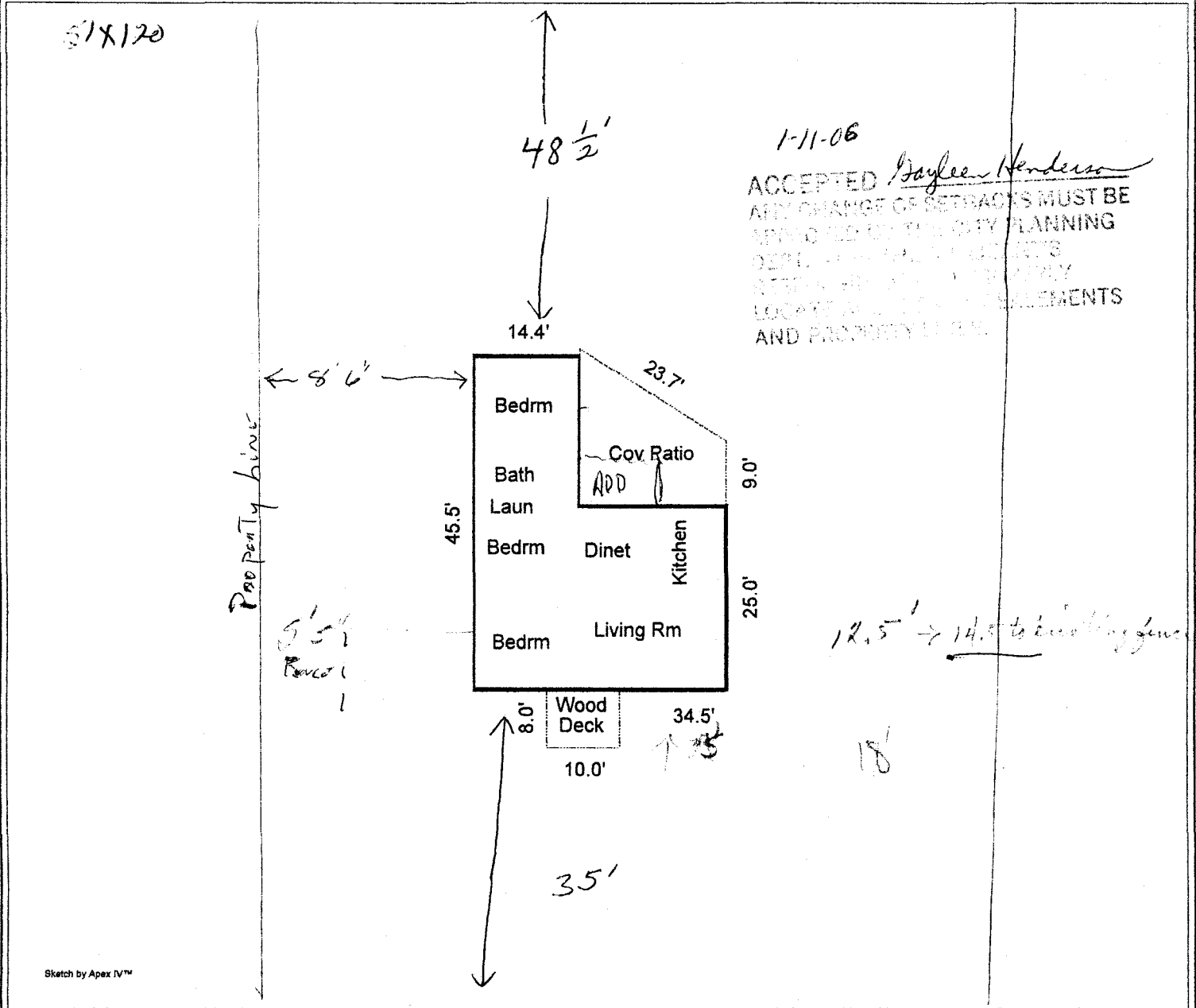
Case No.: 102560823

City: Grand Junction

State: CO

Zip: 81501-6252

Lender: Countrywide/LandSafe Appraisal Service



1-11-06
 ACCEPTED *Bayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. - ALL SETBACKS MUST BE PROPERLY LOCATED AND MEASUREMENTS AND PROPERTY LINES.

Sketch by Apex IV™

Comments:

| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|-------------|----------|------------|
| Code | Description | Net Size | Net Totals |
| GLA1 | First Floor | 1157.7 | 1157.7 |
| P/P | wood Deck | 80.0 | |
| | Cov Patio | 306.5 | 386.5 |

| LIVING AREA BREAKDOWN | | | |
|-----------------------|-----------|------|-----------|
| | Breakdown | | Subtotals |
| First Floor | 25.0 x | 34.5 | 862.5 |
| | 14.4 x | 20.5 | 295.2 |