

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 250 MESA AVE.
 Parcel No. 2945-113-02-017
 Subdivision SHERWOOD ADDITION
 Filing _____ Block 19 Lot 4

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 13,750 +/-
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure < 14'

OWNER INFORMATION:

Name BRENT & SHERYL HUFFAKER
 Address 250 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): PATIO COVER

APPLICANT INFORMATION:

Name BRENT & SHERYL HUFFAKER
 Address 250 MESA AVE.
 City / State / Zip GRAND JUNCTION CO 81511
 Telephone 314-0684

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PAID

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>R-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
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 [Signature] Date ~~10/14/06~~ 4/17/08
 Department Approval [Signature] Date 4-17-08

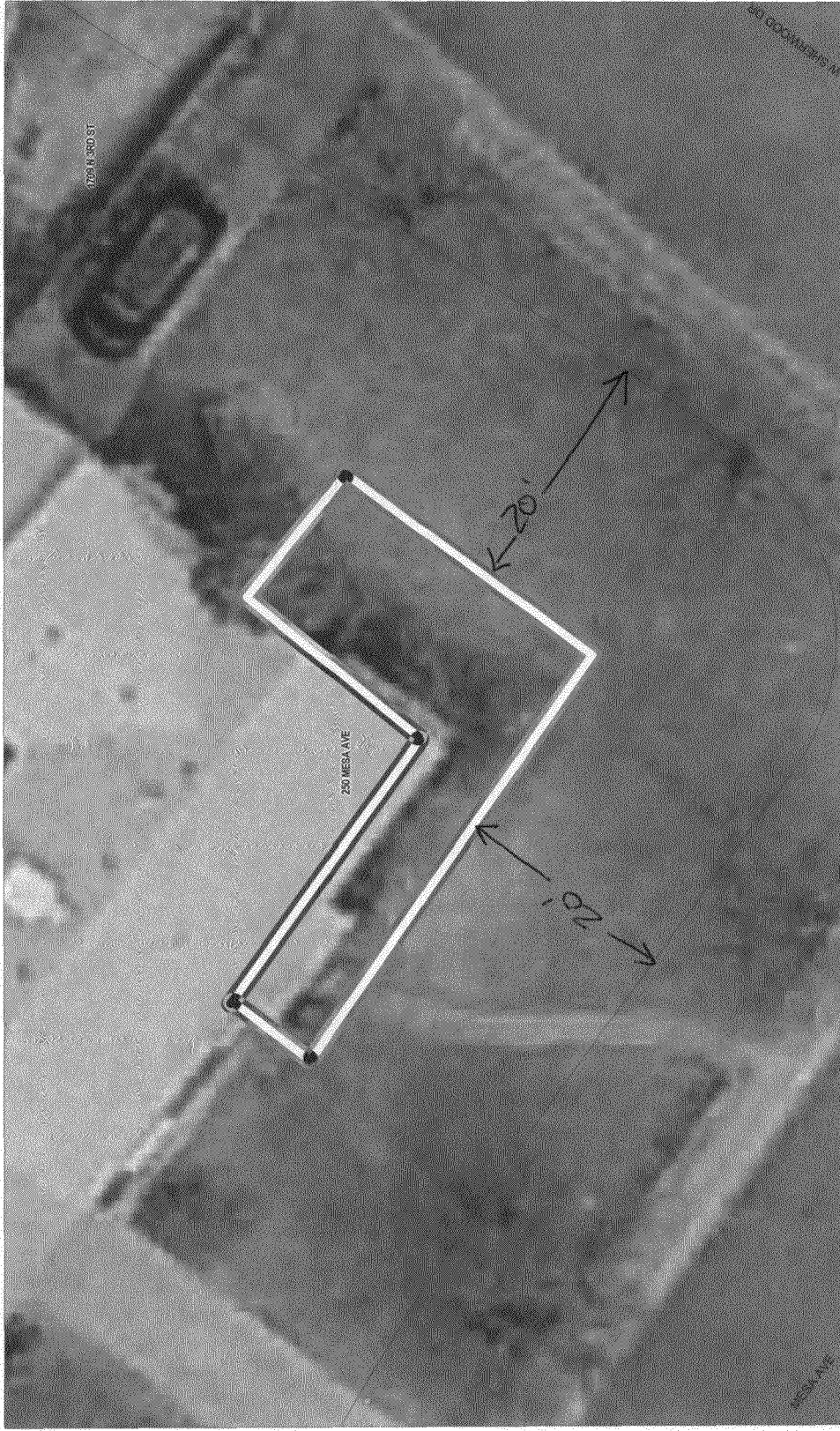
Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 4/17/08

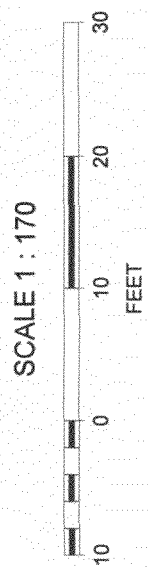
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS City Map ©

	Redline
	Parcels
	Address Label
	2006 Photos
	2007 Photos
	Highways
	Street Labels
	City Limits
	Grand Junction
	Fruita
	Palisade
	Mesa County



4-17-08 *Gayleen Handerson*
ACCEPTED
 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.





1301 SHERWOOD DR

1700 N 3RD ST

250 MESA AVE

240 MESA AVE

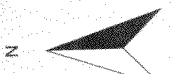
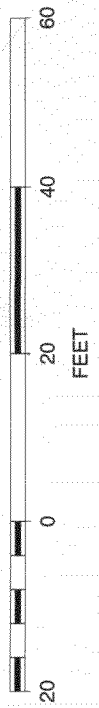
221 MESA AVE

1351 SHERWOOD DR

4-17-08 *Gayle Henderson*

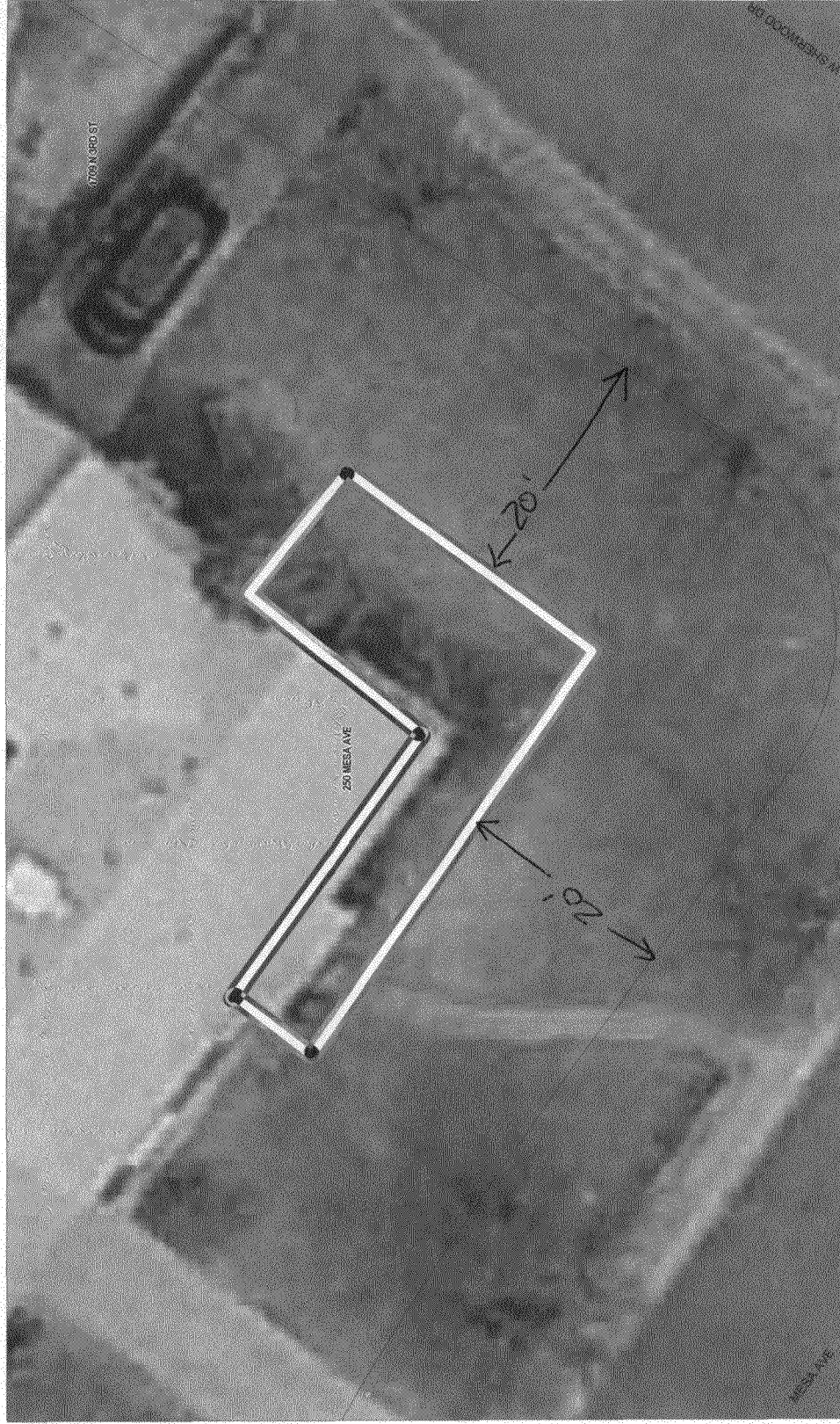
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SCALE 1 : 269



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