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TCP \$	/
SIF \$	/

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

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

Building Address 9052-5598  
2803 MESA AVE

Parcel No. 2943-073-13-002

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

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

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name RUSSELL H. WILLIAMS

Address 2803 MESA AVE

City / State / Zip GJ CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): SHED & PORTABLE GARPORT

**APPLICANT INFORMATION:**

Name SAME AS ABOVE

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone 245-9172

**\*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 R-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3 from PL Rear 10 from PL Parking Requirement \_\_\_\_\_

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 Luisa K Williams Date 2-13-07

Department Approval Pat Demko Date 2/13/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>NO WTR/SURCHARGE</u>		
Date	_____		

# IMPROVEMENT LOCATION CERTIFICATE

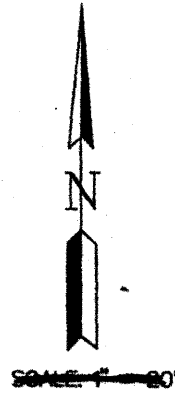
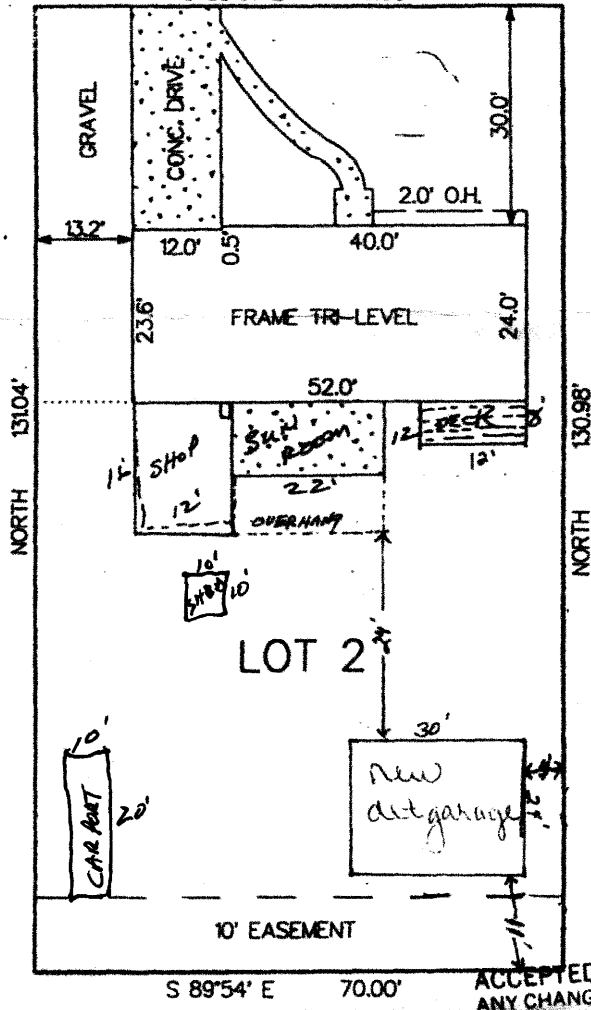
2803 MESA AVENUE, GRAND JUNCTION

MERIDIAN LAND TITLE  
WILLIAMS ACCT.

LOT 2 IN BLOCK 3 OF VIRGINIA VILLAGE SUBDIVISION, MESA COUNTY, COLORADO.

## MESA AVENUE

S 89°51' E 70.00'



ACCEPTED *KV 9 21-98*  
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.

# 2803 Mesa Ave

