

FEE \$ 10<sup>00</sup>  
 TCP \$  
 SIF \$

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

122464-8614

Building Address 2837 MESA

No. of Existing Bldgs 0 No. Proposed \_\_\_\_\_

Parcel No. 209 2943-07302-032

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_

Subdivision COTTONWOOD MEADOWS

Sq. Ft. of Lot / Parcel 6050

Filing \_\_\_\_\_ Block 4 Lot 1

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

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

**OWNER INFORMATION:**

Name GEORGE TUDLEY

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2837 MESA Ave

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): INSTALL HUD HOME

City / State / Zip 65 Co

Swap Homes

**APPLICANT INFORMATION:**

Name GARY J. SCHULTZ

**\*TYPE OF HOME PROPOSED:**

Address 2489 HWY 6+50 WEST

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

City / State / Zip GRAND JUNCTION CO 81505

NOTES: \_\_\_\_\_

Telephone 970-985-9317

**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>PD</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2 spaces</u>		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>WS</u> (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 07-01-2008

Department Approval [Signature] Date 7/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Swap Homes</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/1/08</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)

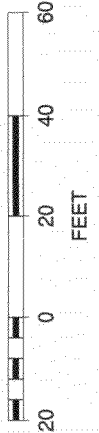
# 2837 Mesa Ave



ACCEPTED *Wendy Spivey RR*

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.

SCALE 1 : 444



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