

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 _____ <small>(Engineer's Initials)</small>

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 Brent Huffaker Date 4/17/08
 Department Approval Gayleen Henderson Date 4-17-08

Additional water and/or sewer tap fee(s) are required:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>4/17/08</u>		

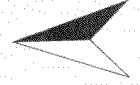
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



4-17-08 *Accepted Gaylen Hendrum*

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.

N

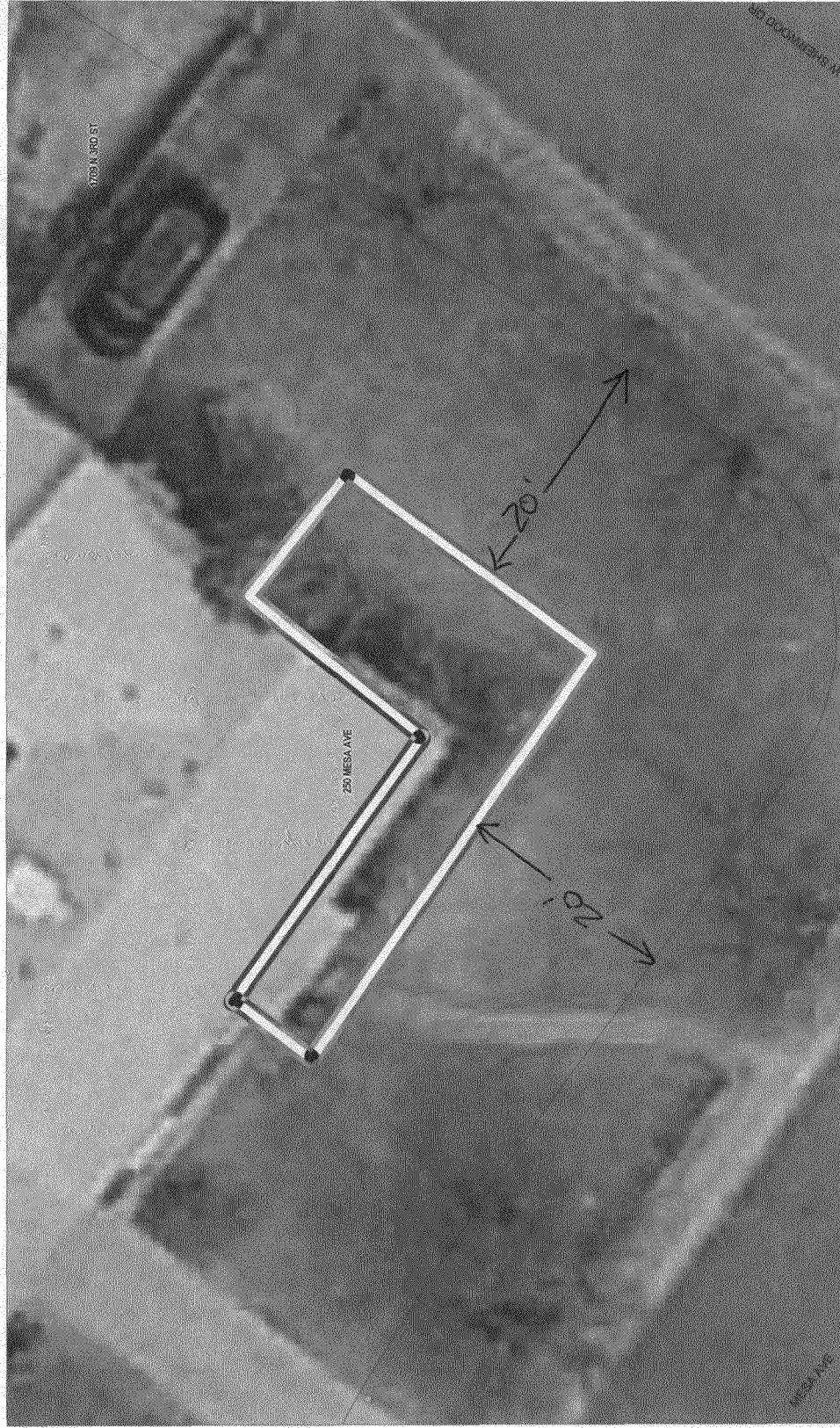


SCALE 1 : 269



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 *Gaylen 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.

