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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 5668 -

Building Address 2501 Mesa Ave
 Parcel No. 2945-124-08-007
 Subdivision East Elm Ave Heights
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 975 Sq. Ft. Proposed 64'
 Sq. Ft. of Lot / Parcel 8,145.72
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1039
 Height of Proposed Structure _____

OWNER INFORMATION:

Name STANCYN ENTERPRISES LLP
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Tanya/William Collins
 Address 2501 Mesa Ave
 City / State / Zip Grand Junction 81501
 Telephone (970) 984-8868

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Temp Shed 8'x8'x8'

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 PLANNING STAFF		
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>	
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____	
Voting District _____	Driveway Location Approval _____	Special Conditions _____
	(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 12/16/09
 Planning Approval [Signature] Date 12/16/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>12/16/09</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2501 Mesa Ave



SCALE 1 : 261



ACCEPTED *Pat Dunbar 12/16/09*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
SETBACKS AND OCCUPANCY.

Wednesday, December 16, 2009 4:21 PM

