

FEE \$ <u>1000</u>
TCP \$
SIF \$

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

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

Building Address 214 Love Mesa  
 Parcel No. 2943-303-42-002  
 Subdivision Mesa Estates  
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs ~~150~~ 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 1450 Sq. Ft. Proposed 150  
 Sq. Ft. of Lot / Parcel 1136  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Ron + Veronica Wade  
 Address 214 Love Mesa  
 City / State / Zip GJ Co 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  
 Addition - Bedroom  
 Other (please specify): ADU structure

**APPLICANT INFORMATION:**

Name Precision Paving + Const.  
 Address Po Box 3200  
 City / State / Zip GJ Co 81502  
 Telephone 243-3355

\*TYPE OF HOME PROPOSED:  
 Site Built  
 Manufactured Home (HUD)  
 Other (please specify): UB

NOTES: Add Bedroom to home.

**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>R8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>see plat</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____	Special Conditions _____	
(Engineer's Initials)			

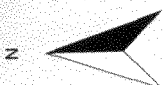
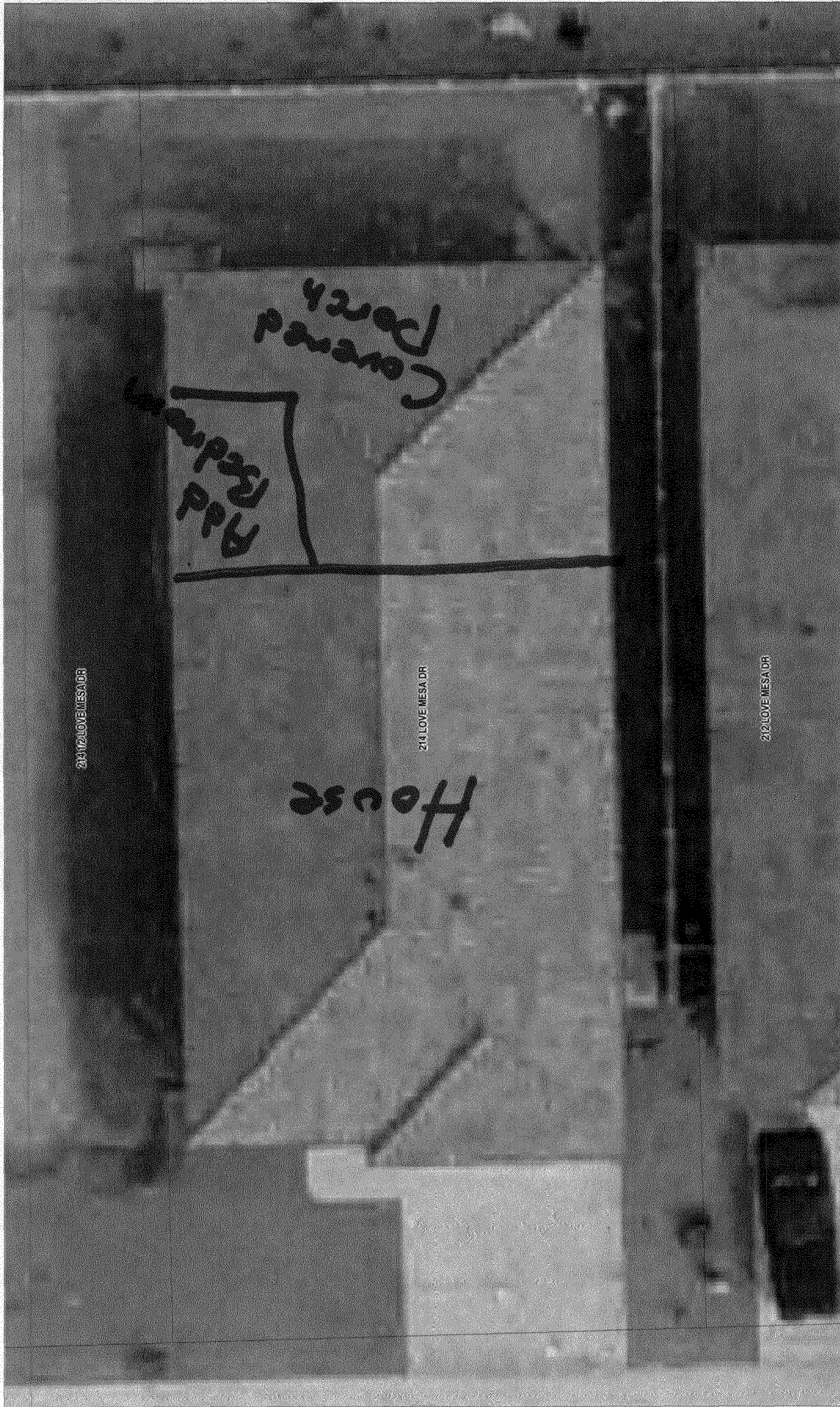
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 \_\_\_\_\_  
 Planning Approval Wendy Spurr Date 4/5/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>UB</u>	Date <u>1/5/2010</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)



*Wendy Spurr*

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.

214 LOVE MESA DR

214 LOVE MESA DR

212 LOVE MESA DR

House

Covered Porch  
Add Redwood

SCALE 1 : 149

