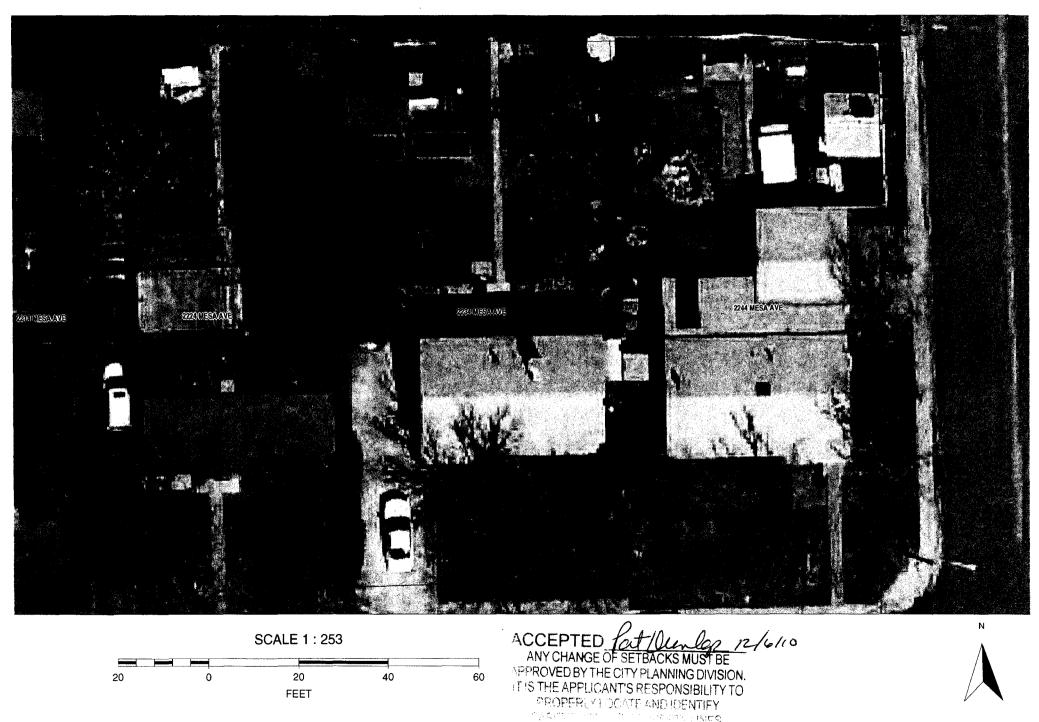
PCR-2011-529	
FEE'\$ 10 ⁹²² PLANNING (CLEARANCE BLDG PERMIT NO.
	and Accessory Structures)
SIF \$ Public Works & Planning Department	
-8888-D	
Building Address 2234 Mesa Ave	No. of Existing Bldgs 2 No. Proposed
Parcel No. 2945-124-06-018	Sq. Ft. of Existing Bldgs 1700 Sq. Ft. Proposed 340
Subdivision Regent	Sq. Ft. of Lot / Parcel 7775
Filing N/A Block 3 Lot 6	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
, · ·	(Total Existing & Proposed) 1266 + 340 = 1606
OWNER INFORMATION:	Height of Proposed Structure
Name David Lewis	DESCRIPTION OF WORK & INTENDED USE:
Address 1734 Marca Avo	New Single Family Home (*check type below)
	Interior RemodelAddition
City/State/ Grand JUNCFION, ()	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Mac Lewis	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
2221 11	Other (please specify):
Address 6234 Mesu Ave	
City/State/ Grand Juncfion, CO	NOTES:
Telephone 970-712-0155	
BEQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all a	xisting & 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.	
ZONE $l = k$	PLETED BY PLANNING STAFF
	Maximum coverage of lot by structures 70%
SETBACKS: Front $\frac{20/25}{25}$ from property line (PL)	YES X NO
Side <u>5/3</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s) 40	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 /	
P.I.D. A.	
Planning Approval <u>Pot Num log</u> Date <u>12/0//0</u>	
Additional water and/or sewer tap fee(s) are required: YE	s No W/O Not Owthe Swirchunger
Utility Accounting Date Z Ce (>	
	ation 21.02.070(h) Crond Iunation Municipal Code)

 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)

 (White: Planning)
 (Yellow: Customer)
 (Pink: Building Department)
 (Goldenrod: Utility Accounting)

2234 MCsa Ave



http://mapguide.ci.grandjct.co.us/maps6/Master_Map1_Internal.mwf