

PCR-2011-529

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TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.

Building Address 2234 Mesa Ave  
 Parcel No. 2945-124-06-018  
 Subdivision Regent  
 Filing N/A Block 3 Lot 6

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1700 Sq. Ft. Proposed 340  
 Sq. Ft. of Lot / Parcel 7275  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1266 + 340 = 1606  
 Height of Proposed Structure 14'

### OWNER INFORMATION:

Name David Lewis  
 Address 2234 Mesa Ave  
 City / State / Grand Junction, CO

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): detached garage

### APPLICANT INFORMATION:

Name Mac Lewis  
 Address 2234 Mesa Ave  
 City / State / Grand Junction, CO  
 Telephone 970-712-0155

### \*TYPE OF HOME PROPOSED:

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

### 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 <u>X</u> NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40</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 Mac Lewis Date 12/6/10

Planning Approval Pat DeMule Date 12/6/10

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. <u>None/swap change</u>
Utility Accounting <u>[Signature]</u> Date <u>2/6/10</u>

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 MESA Ave



SCALE 1 : 253



ACCEPTED *Per Number 12/6/10*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
PROPERTY AND SETBACK LINES

