

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

4237-2649.
 Building Address 528 No. 18th St.
 Parcel No. 2945-132-15-013
 Subdivision Slocombs Addition
 Filing _____ Block 5 Lot 5-6-7

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 672 Sq. Ft. Proposed 720
 Sq. Ft. of Lot / Parcel 9000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1392
 Height of Proposed Structure 15'-0

OWNER INFORMATION:

Name Clara Nelson
 Address 528 No 18th St.
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): New Detached 2-Car Garage

APPLICANT INFORMATION:

Name Clara Nelson
 Address 528 No 18th St.
 City / State / Zip Grand Junction
 Telephone 242-5821

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> <u>3'</u> from PL	Parking Requirement <u>2</u>
Rear <u>10'</u> <u>15'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Clara M. Nelson Date 4/12/05
 Department Approval Gayleen Henderson Date 4-12-05

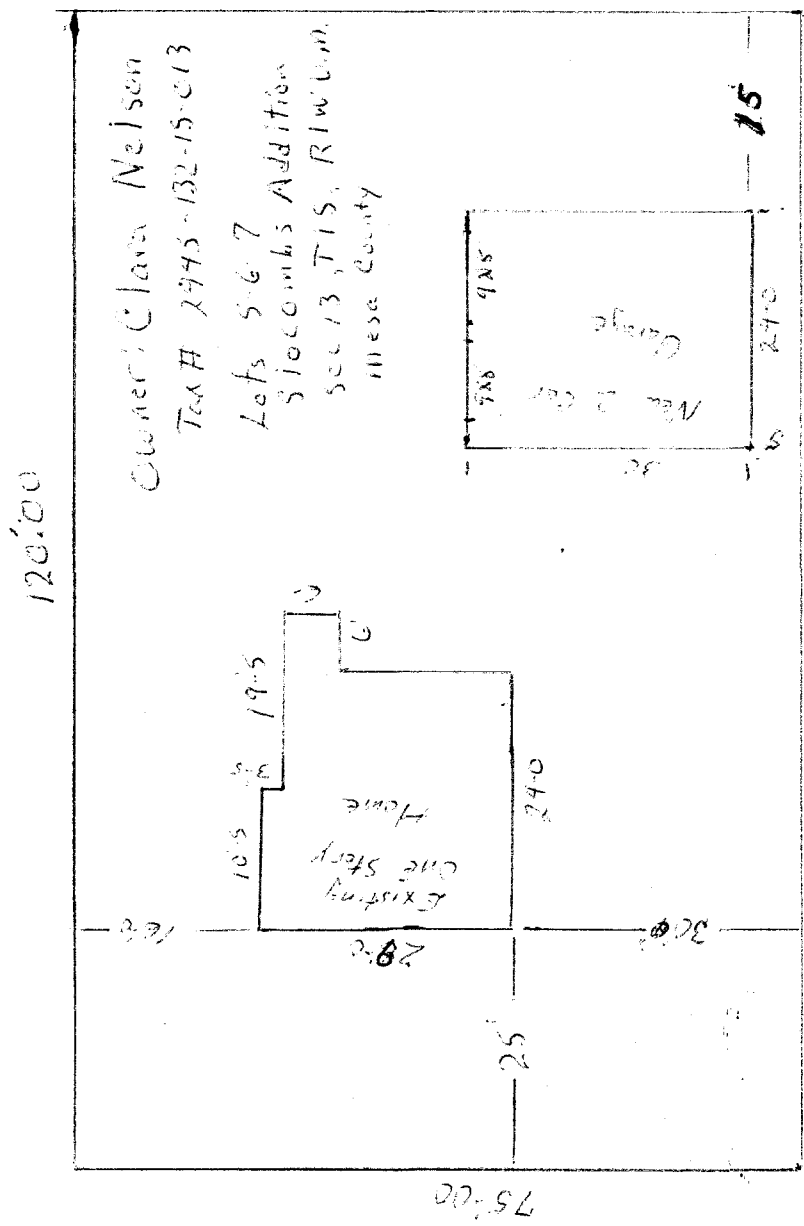
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>Detached 2-Car Garage</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>4/12/05</u>

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)

2/10/05

ACCEPTED
4-12-05
Douglas Henderson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Alley



N
N. 18th Street