

786019-2140

FEE \$ 10.00
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 508 N. 23rd ST. GJ No. of Existing Bldgs 2 No. Proposed 0
 Parcel No. 2945-131-15-017 Sq. Ft. of Existing Bldgs 2100' Sq. Ft. Proposed 216'
 Subdivision Mesa Gardens Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DON CIRIACKS
 Address 508 N. 23rd
 City / State / Zip GJ, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Change Use of Garage to a Play Room - Add Wall + Several Outlets

APPLICANT INFORMATION:

Name ABOYE
 Address _____
 City / State / Zip _____
 Telephone 201-0096

*TYPE OF HOME PROPOSED:

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

NOTES: Interior Remodel

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 Rmf 8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions _____
 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 Don Ciriacks Date 10/5/06

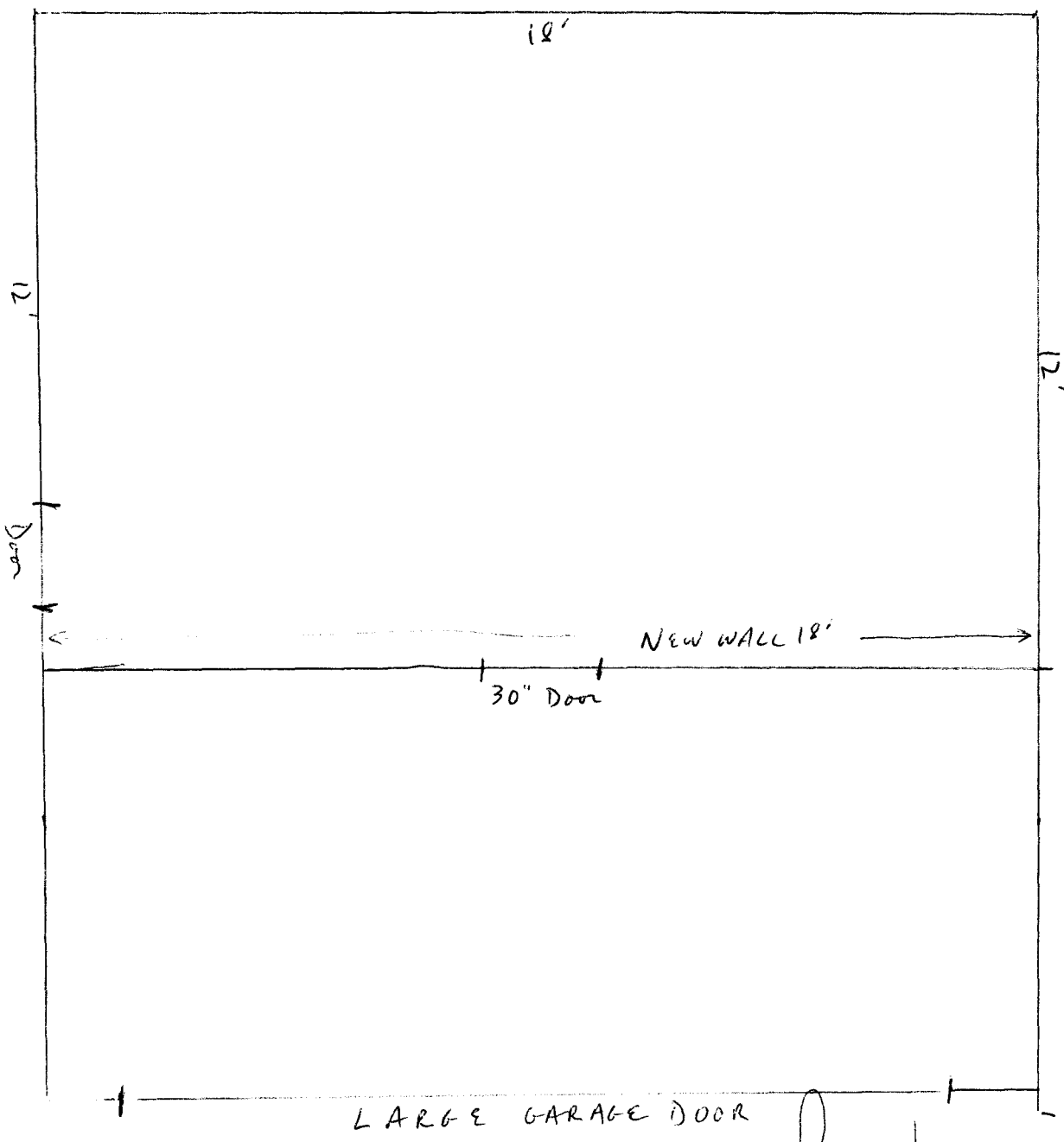
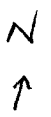
Department Approval [Signature] Date 10/5/06

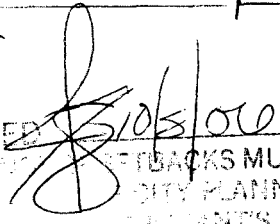
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. No charge water/sewer

Utility Accounting [Signature] Date 10/05/06

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)

508 N. 23rd ST GARAGE



ACCEPTED 
ANY CHANGES OR FEEDBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANNING DEPARTMENT'S
RECOMMENDATIONS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.