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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. 660275-2181

Building Address 420 N 18th ST  
 Parcel No. 2945-132-16-009  
 Subdivision Slocomb Addition  
 Filing 1 Block 4 Lot 10+11

No. of Existing Bldgs 2 No. Proposed 0  
308 Garage  
 Sq. Ft. of Existing Bldgs 1752 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 6000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3308  
 Height of Proposed Structure 3'

**OWNER INFORMATION:**

Name Luke Williams  
 Address 420 N 18th ST  
 City / State / Zip GJ CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): WOOD Deck on Front of House (10'x16')

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 216-0478

**\*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 _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
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 [Signature] Date Apr 13 2007  
 Department Approval [Signature] Date 4-13-07

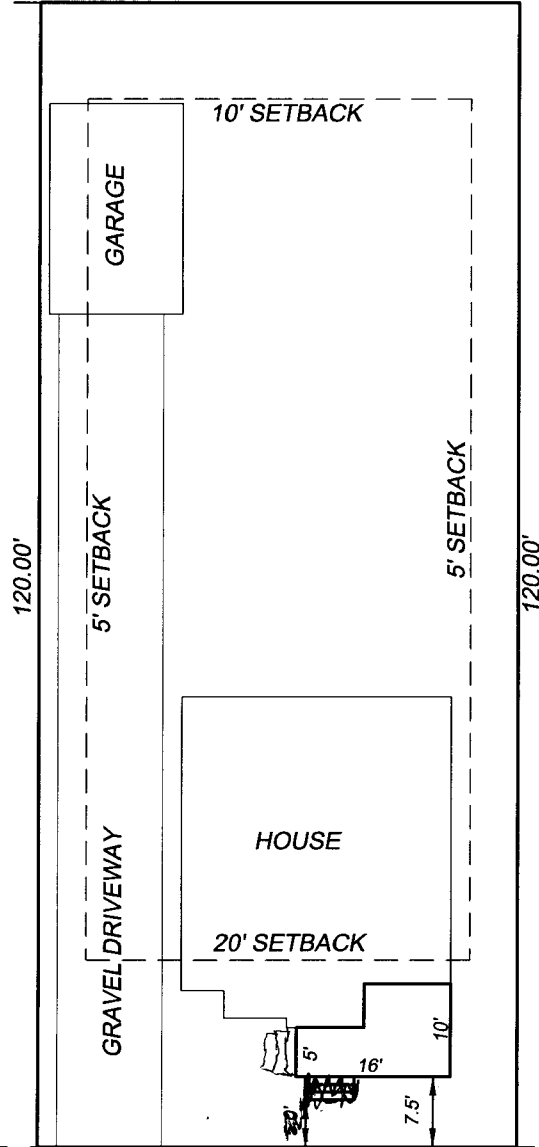
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO CHANGE/water/sewer</u>
Utility Accounting	Date <u>4-13-07</u>		

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)

# SITE PLAN

16' ALLEY

50.00'



PROPERTY LINE  
50.00'

N. 18TH STREET  
75' RIGHT OF WAY



LUKE WILLIAMS  
420 N. 18TH STREET  
1 inch = 20 ft.

*Wishu Chagan 4/13/07*