

FEE \$ <u>1000</u>
TCP \$
SIF \$

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

**Community Development Department**

8350-5178

Building Address 1330 W. 18<sup>TH</sup> No. of Existing Bldgs 2 No. Proposed 1  
 Parcel No. ~~2015-224-00-316~~ 2015123-27-020 Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed 216  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel .201 AC  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure Shed 12x18

**OWNER INFORMATION:**

Name TEN LUBALL  
 Address 1330 W 18<sup>TH</sup>  
 City / State / Zip GRAND Jct. Co. 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed

**APPLICANT INFORMATION:**

Name DAN BAILEY  
 Address 677 TAHOE CIRCLE  
 City / State / Zip 81505  
 Telephone 210-5301

\*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>10%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>NA</u> (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).

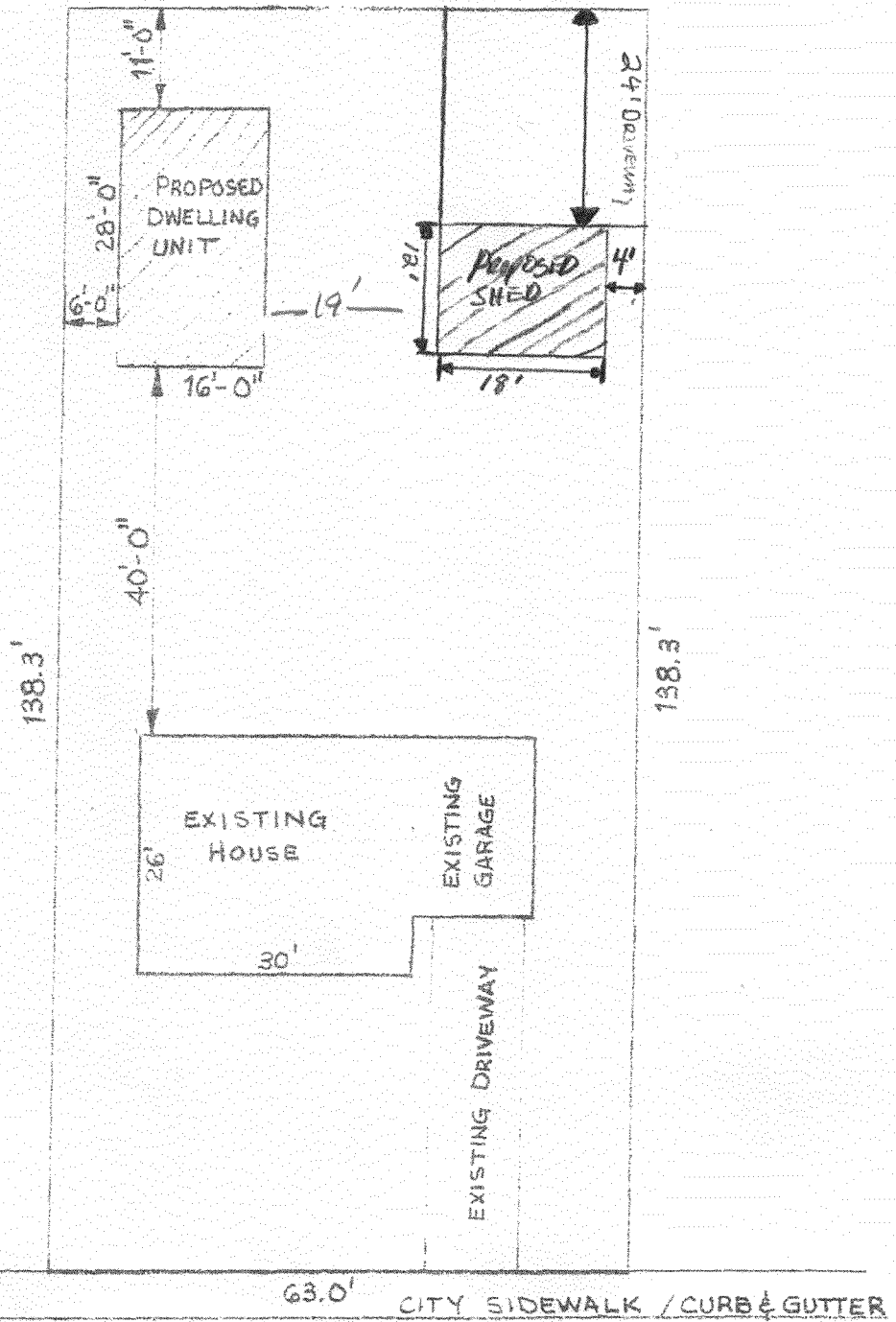
Applicant Signature [Signature] Date 2-15-07  
 Department Approval Wendy Spurr Date 2/15/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR/SEWER charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/15/07</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)

ALLEY (CONCRETE)

N  
SCALE: 1" = 20'



N. 18<sup>TH</sup> STREET

SITE PLAN