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TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 536 28 ROAD
 Parcel No. 2943-073-00-016
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs ¹⁴⁸⁶ ~~1156~~ Sq. Ft. Proposed 256
 Sq. Ft. of Lot / Parcel .24 ac. = 10,454
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface 18%
 (Total Existing & Proposed) 1486 + 256 = 1742
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Luis G. Paragon
 Address 536 28 Rd
 City / State / Zip AT 00 8150?

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed 16x16

APPLICANT INFORMATION:

Name Luis G. Paragon
 Address same
 City / State / Zip _____
 Telephone 424-2495 & 970-361-4881

***TYPE OF HOME PROPOSED:**

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

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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>not for shed</u> NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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).

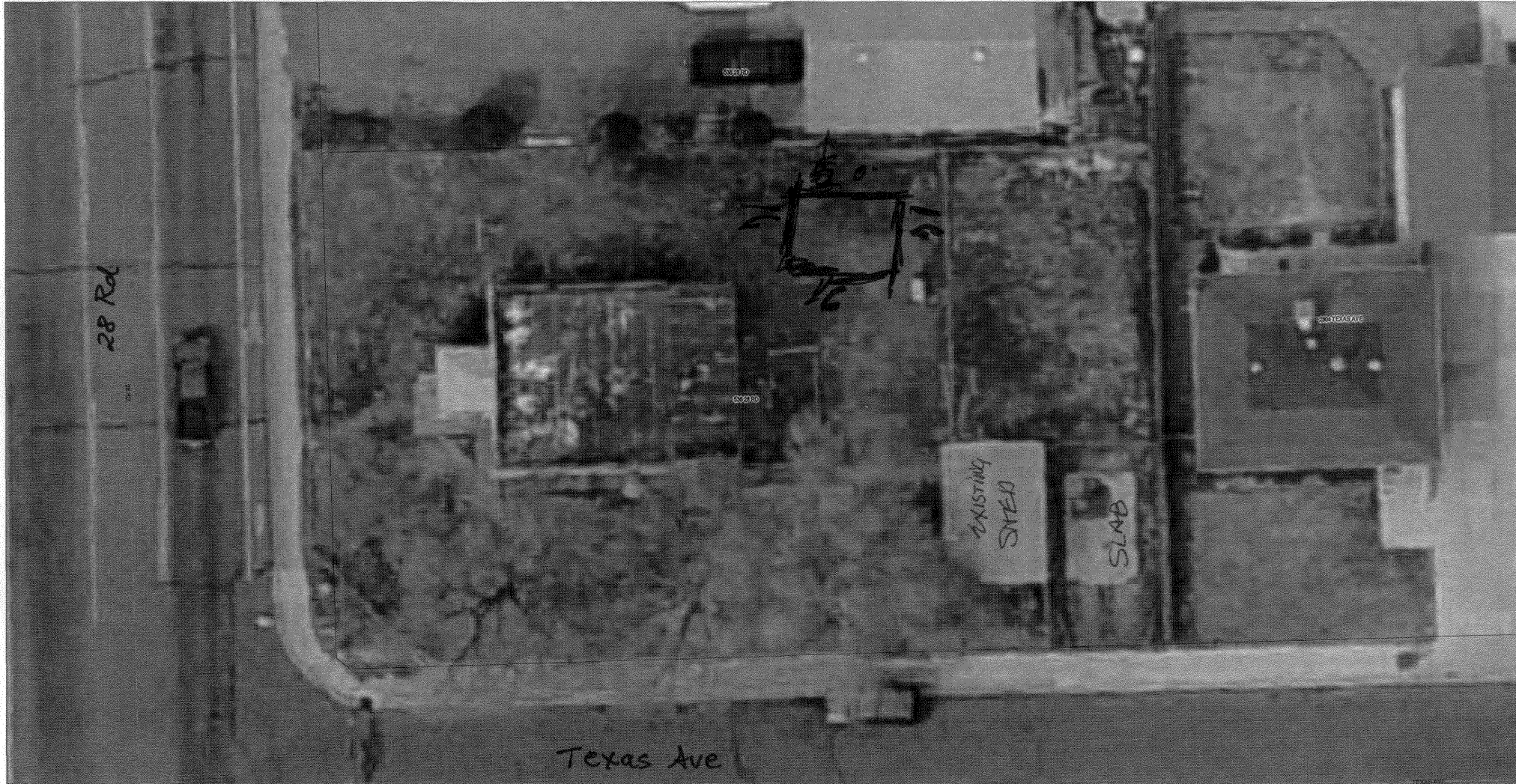
Applicant Signature Luis G. Paragon Date 10.22.08
 Department Approval Judith A. [Signature] Date 10/22/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO SWR / WTR Charge</u>
Utility Accounting <u>(Signature)</u>	Date	<u>10/22/07</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)

City of Grand Junction GIS Zoning Map ©

536 28 Rd



AMMENDED
SITE PLAN FOR
16 X 16 SHED

12-6-07
ACCEPTED *Gayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.