

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

~~50597~~ 50597-2650

BLDG PERMIT NO. _____

Building Address 536 N 18th
 Parcel No. 2945-132-15-003
 Subdivision Slocumb Addition
 Filing _____ Block 5 Lot 924

No. of Existing Bldgs 2 No. Proposed 3
 Sq. Ft. of Existing Bldgs 1480 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel 6000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1600 26%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Karen Menies (Gallegos)
 Address 1571 16 rd
 City / State / Zip Loma CO 81524

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 10' X 12' Storage Shed

APPLICANT INFORMATION:

Name Michale Menies
 Address 536 N 18th
 City / State / Zip Grand Jct. 81501
 Telephone 241-2054

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: NO WTR / SWR

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 PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures _____	<div style="font-size: 4em; opacity: 0.5;">/</div>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>15/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Michale Menies Date 10-3-08
 Planning Approval Pat Dumlak Date 10/3/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO WTR / SWR Charge</u>
Utility Accounting <u>Q</u>	Date <u>10/3/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

536 N 18th St



SCALE 1 : 300

