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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. m

2643-2

Building Address 535 N. 18th  
 Parcel No. 2945-132-14-004  
 Subdivision SLOCOMB'S ADD.  
 Filing \_\_\_\_\_ Block 6 Lot 21+22

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 898 Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel .139 = 6,054 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Manuel Torres  
 Address 1198 23 Rd.  
 City / State / Zip G.J. / CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 24' x 24' detached Accessory parking Garage

**APPLICANT INFORMATION:**

Name Keith Leonard  
 Address 2342 Promontory Ct.  
 City / State / Zip Grand Junction, CO 81507  
 Telephone 970-314-7879

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

NOTES: \_\_\_\_\_  
 PAID SEP 17 2009 RB

**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 R-8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway \_\_\_\_\_ Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

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 [Signature] Date 9/17/09  
 Planning Approval [Signature] Date 9/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/17/09</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)

