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

BLDG PERMIT NO. 26500

Building Address 536 N 18th
 Parcel No. 2945-132-15-003
 Subdivision _____
 Filing _____ Block 5 Lot 3+4

No. of Existing Bldgs 3 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 364
 Sq. Ft. of Lot / Parcel 6000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Karen Menzies (Gallegos)
 Address 1571 16 rd
 City / State / Zip Long CO 81524

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): SHED
2 (10x12) + (12x12)

APPLICANT INFORMATION:

Name Michelle Menzies
 Address 536 N 18th
 City / State / Zip Grand Jct. CO 81501
 Telephone 241-2054

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

NOTES: NO WATER / SEWER

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 _____		
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	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35'</u>	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 M. Menzies Date 9-9-09

Planning Approval Lynne Reynolds Date 9-9-09

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

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 150

