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(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

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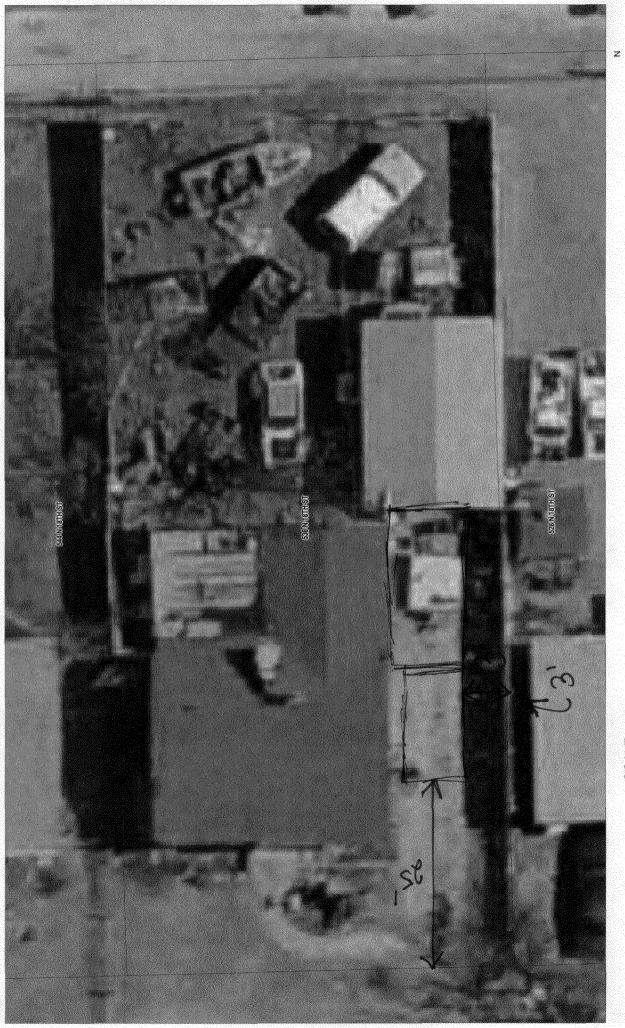
2650-0

Building Address 536 N 18:54	No. of Existing Bldgs No. Proposed 2				
Parcel No. 2945 - 132 - 15 - 603	Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 264				
Subdivision	Sq. Ft. of Lot / Parcel 6000				
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface				
OWNER INFORMATION:	(Total Existing & Proposed) Height of Proposed Structure				
Name Karen Mencies (Gallesos)	DESCRIPTION OF WORK & INTENDED USE:				
Address 1571 16 rd	New Single Family Home (*check type below) Interior Remodel Addition				
City / State / Zip <u>Conq</u> CO 8/524	Other (please specify): SHED 2 (10 x 12) + (12 x				
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:				
Name Michal Mensie	Site Built Manufactured Home (UBC) Manufactured Home (HUD)				
Address <u>\$36 N /675</u>	Other (please specify):				
City/State/Zip Grand Jcî. CO 81501	NOTES: No wager /scucr				
Telephone 241-2054					
	xisting & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.				
	PLETED BY PLANNING STAFF				
ZONE	Maximum coverage of lot by structures				
	·				
SETBACKS: Front $20/35$ from property line (PL)	Permanent Foundation Required: YESNO				
Side $\frac{5}{3}$ from PL Rear $\frac{16}{5}$ from PL	Floodplain Certificate Required: YESNO				
Maximum Height of Structure(s) 35	Parking Requirement				
Voting District Driveway Location Approval(Engineer's Initials)	Special Conditions				
Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied a Occupancy has been issued, if applicable, by the Building De	in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of epartment.				
I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to no	information is correct; I agree to comply with any and all codes, e project. I understand that failure to comply shall result in legal on-use of the building(s).				
Applicant Signature Mrs Meys	Date <u>9-9-08</u>				
Planning Approval Lydin Raynolds	Date 9-9-09				
Additional water and/or sewer tap fee(s) are required: YE					
	S NOV WO No. No cha				
Utility Accounting \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	S NO W/O No. No do				

(Pink: Building Department)

(Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©





SCALE 1: 150

Wednesday, September 09, 2009 3:36 PM