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

BLDG PERMIT NO. _____

Building Address 1330 N 18th St
 Parcel No. 2945-123-27-020
 Subdivision Elmwood Plaza
 Filing _____ Block 5 Lot 18

No. of Existing Bldgs 3 No. Proposed Add 1 shed
 Sq. Ft. of Existing Bldgs 2456 + 63 sidewalk Sq. Ft. Proposed 180 SF
 Sq. Ft. of Lot / Parcel 8755
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2636 + 63 = 2699
 Height of Proposed Structure 7

OWNER INFORMATION:

Name Ken LUBALL
 Address 1330 N 18 St
 City / State / Zip GRAND Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Add 1 shed 10x18

APPLICANT INFORMATION:

Name Ken LUBALL
 Address 1330 N 18 St
 City / State / Zip GRAND Junction, CO 81501

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

Telephone 970-245-7187

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 PLANNING STAFF		
ZONE <u>R8</u>	Maximum coverage of lot by structure _____	PAID JAN 26 2009 <u>TB</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>	
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>1 subunit</u> } <u>to remain</u>	
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).

X Applicant Signature Ken Luball Date 1/26/08
 Planning Approval C McKee Date 1/26/09

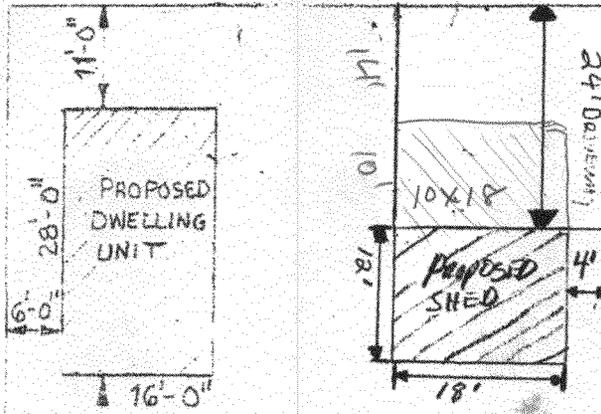
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>W Bensley</u>	Date <u>1/26/09</u>		

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)

ALLEY (CONCRETE)



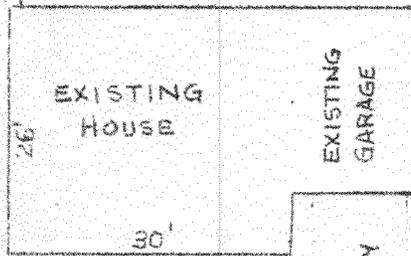
SCALE: 1" = 20'



40'-0"

ACCEPTED *clw*
 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.

138.3'



EXISTING DRIVEWAY

138.3'

63.0' CITY SIDEWALK / CURB & GUTTER

N. 18TH STREET

SITE PLAN