

FEE \$	10
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

#26930

Building Address 437 N. 19th St.  
 Parcel No. 2945-132-16-008  
 Subdivision Slokomb's  
 Filing \_\_\_\_\_ Block 21-22 Lot 23

No. of Existing Bldgs 3 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2267 Sq. Ft. Proposed 128  
 Sq. Ft. of Lot / Parcel 7537  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2395 + 525 + 525 = 3445  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Darin Marquardt  
 Address 437 N. 19th St.  
 City / State / Zip GJ. CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition Covered Porch
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Accu-wood Industries  
 Address 647 N. Terrace Dr  
 City / State / Zip Grand Junction 81507  
 Telephone 970-260-4257

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

**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**

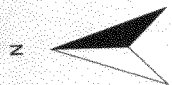
ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO ✓  
 Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_  
 Voting District ~~703~~ 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.

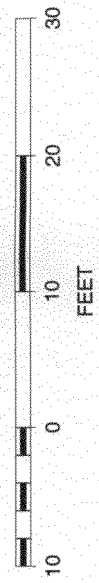
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/21/09  
 Planning Approval [Signature] Date 8/21/09

Additional water and/or sewer tap fee(s) are required.	YES	NO <u>✓</u>	W/O No. <u>porch</u>
Utility Accounting <u>[Signature]</u>	Date	<u>8/21/09</u>	

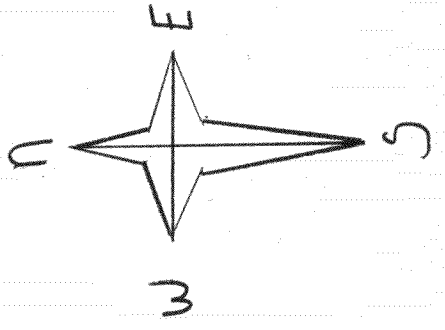


SCALE 1 : 165



437 N. 19th St.  
Grand Junction, CO.  
81501

ACCEPTED  
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



← N. 19th St. →

