

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 5972-0

Building Address 1745 N 19th ST.
 Parcel No. 2945-123-09-011
 Subdivision ELMWOOD PLAZA
 Filing _____ Block 2 Lot 8

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 792 Sq. Ft. Proposed 362
 Sq. Ft. of Lot / Parcel 7,988
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,200
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name JAMES GARRETT
 Address 1801 N 19th ST
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): CARPORT 19'x19'
ROOF ONLY

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 I-70 B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): DATE

JUL 01 2009

NOTES: RD

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
 SETBACKS: Front 20/25 from property line (PL)
 Side 5/3 from PL Rear 10/5 from PL
 Maximum Height of Structure(s) 35'
 Voting District Driveway
 Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES _____ NO X
 Floodplain Certificate Required: YES _____ NO X
 Parking Requirement _____
 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).

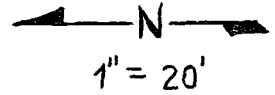
Applicant Signature Craig K Blechman Date 7-1-09

Planning Approval Pat Decker Date 7/1/09

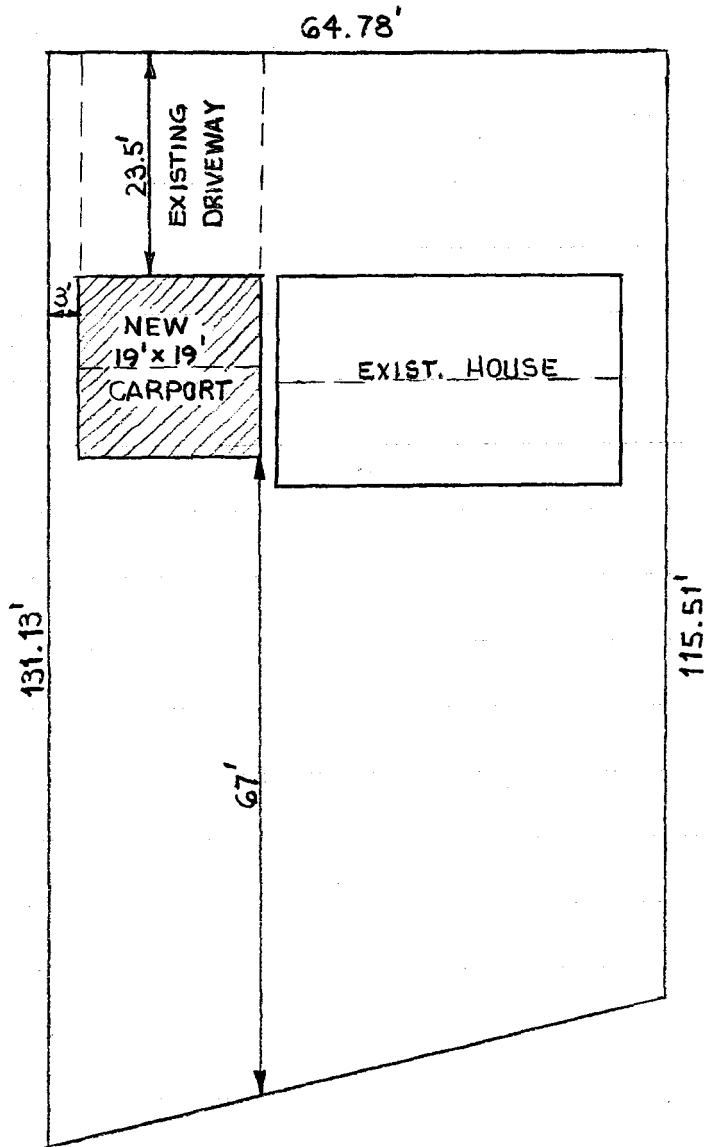
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. use sewer/water
Utility Accounting	<u>Done</u>	Date	<u>7-1-09</u>

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)

JAMES GARRETT
1745 N 19th ST



N. 19th STREET



ACCEPTED *Pat Decker 7/1/09*
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.