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# #1923-0 PLANNING CLEARANCE

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

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

Building Address 546 N 24th St No. of Existing Bldgs 2 No. Proposed 2 (no chg)  
 Parcel No. 2945-131-12-009 Sq. Ft. of Existing Bldgs 1666 Sq. Ft. Proposed 1890  
 Subdivision Mesa Gardens Sub Sq. Ft. of Lot / Parcel 7579  
 Filing \_\_\_\_\_ Block 6 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1890  
 Height of Proposed Structure 15' APPROX

**OWNER INFORMATION:**

Name Jose GONZALEZ  
 Address 546 N 24TH ST  
 City / State / Zip Grand Junction

**APPLICANT INFORMATION:**

Name Jose GONZALEZ  
 Address 546 N 24TH ST  
 City / State / Zip Grand Junction  
 Telephone 970 314 6341

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\*TYPE OF HOME PROPOSED:**

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

*16x14 shed = 224 SF existing already - just permitting*

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 R8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 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 [Signature] Date 10-29-09  
 Planning Approval [Signature] Date 10/29/09

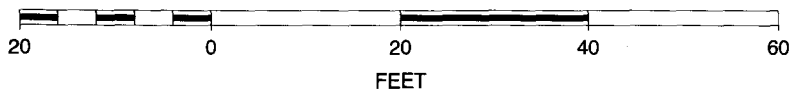
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>Sheds</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-29-09</u>		

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)

# 546 N 24th Street



SCALE 1 : 241



N

