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

BLDG PERMIT NO. _____

Building Address 1011 Belford Ave No. of Existing Bldgs 2 No. Proposed 2004
 Parcel No. 2945-141-08-002 Sq. Ft. of Existing Bldgs 1904 + 100 = 2004 Sq. Ft. Proposed 2119
 Subdivision Grand Junction Sq. Ft. of Lot / Parcel .144
 Filing _____ Block 21 Lot 3+4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2119
 Height of Proposed Structure 12' 6"

OWNER INFORMATION:

Name Jose Ismael Salgado
 Address 1011 Belford
 City / State / Zip Grand Jct. 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 1155F porch addition

APPLICANT INFORMATION:

Name Dmarill Bakon
 Address 441 MANZANA DR
 City / State / Zip GS CO 81507
 Telephone 970 243 1335

***TYPE OF HOME PROPOSED:**

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

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OCT 09 2009
TB

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>R-24</u>	Maximum coverage of lot by structures <u>80%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40</u>	Parking Requirement <u>no chg</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

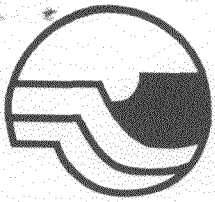
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

Applicant Signature [Signature] Date 10/9/09
 Planning Approval [Signature] Date 10/9/09

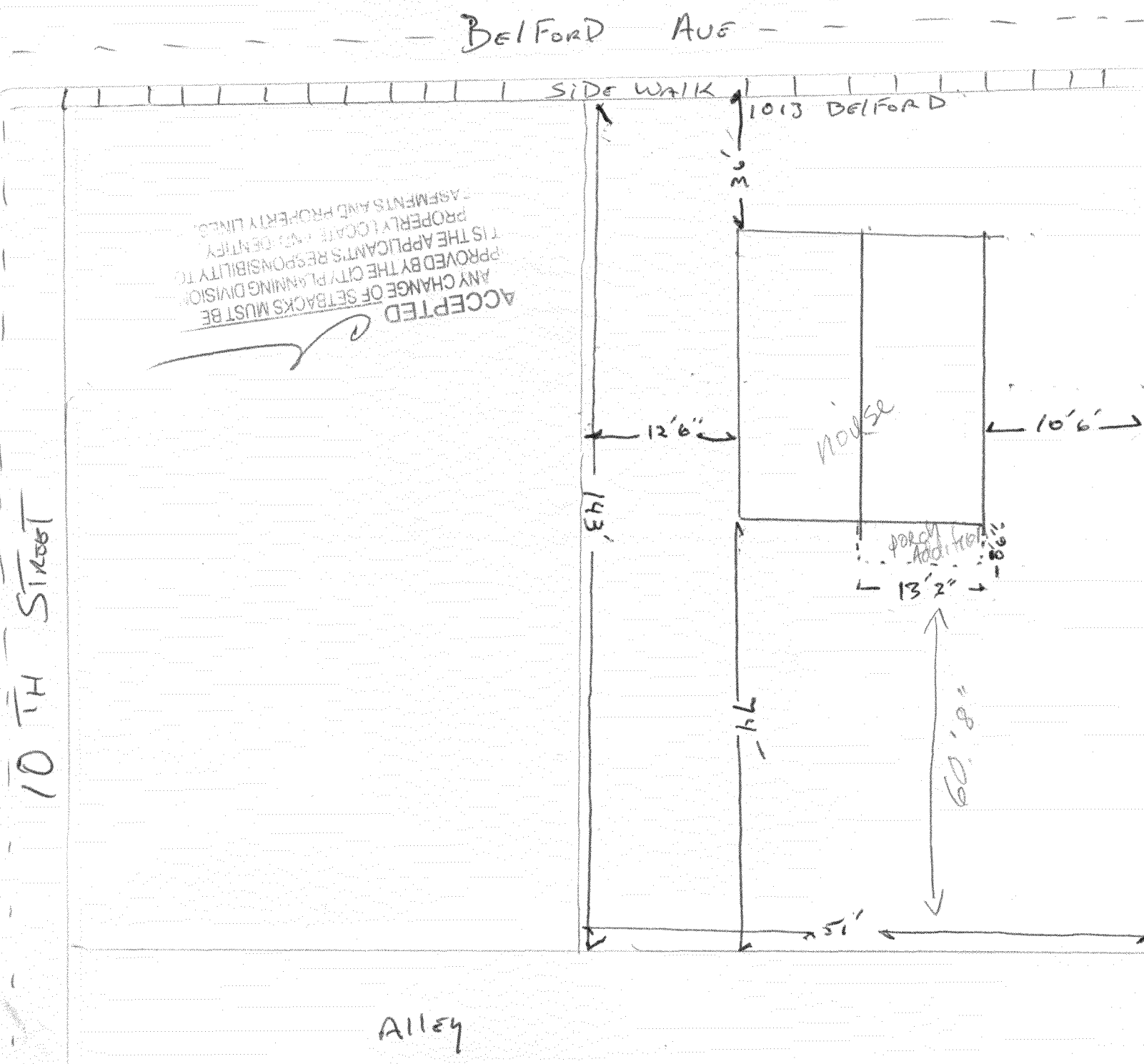
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/9/09</u>		

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)

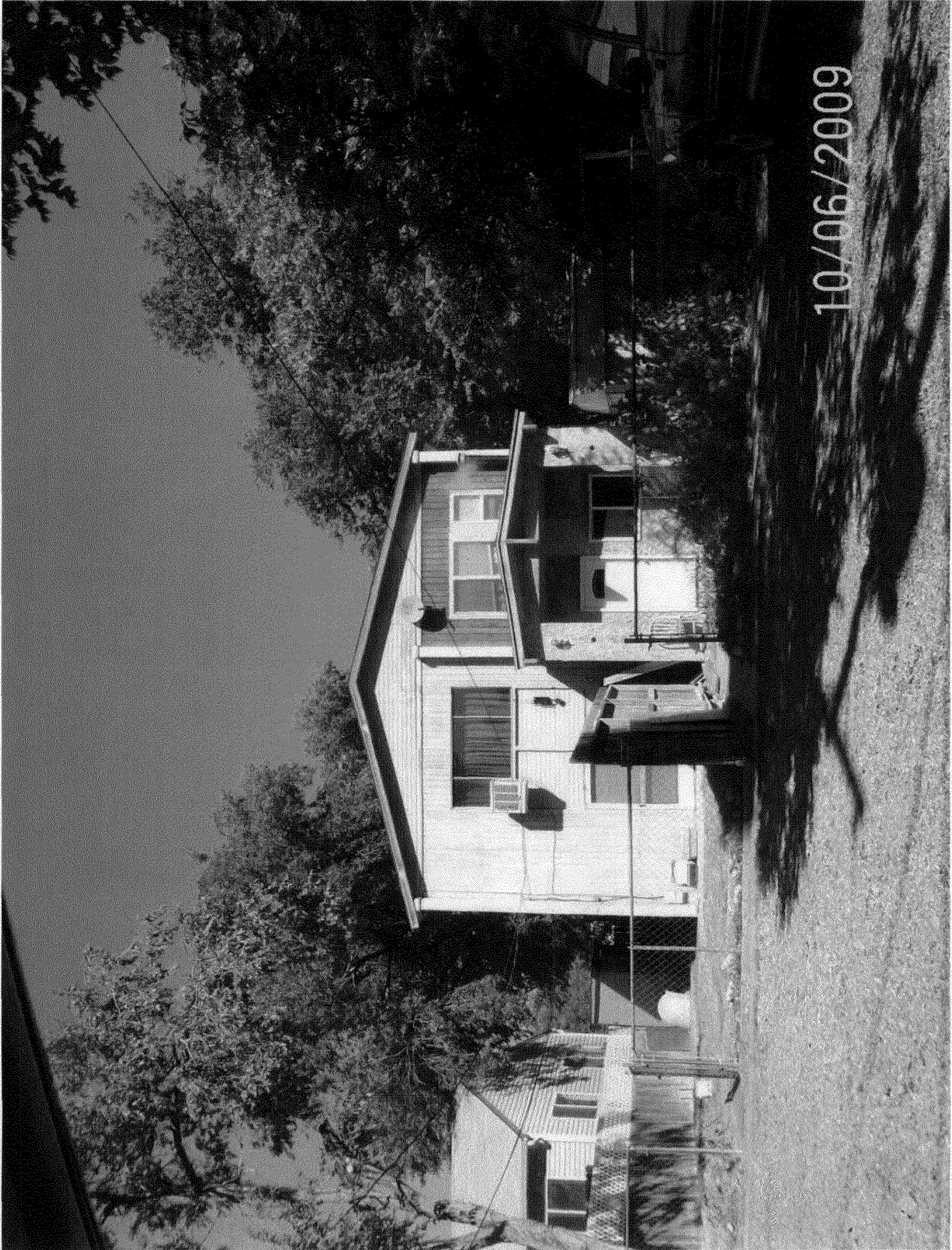


Mesa County Public Works Department Building Inspection Division

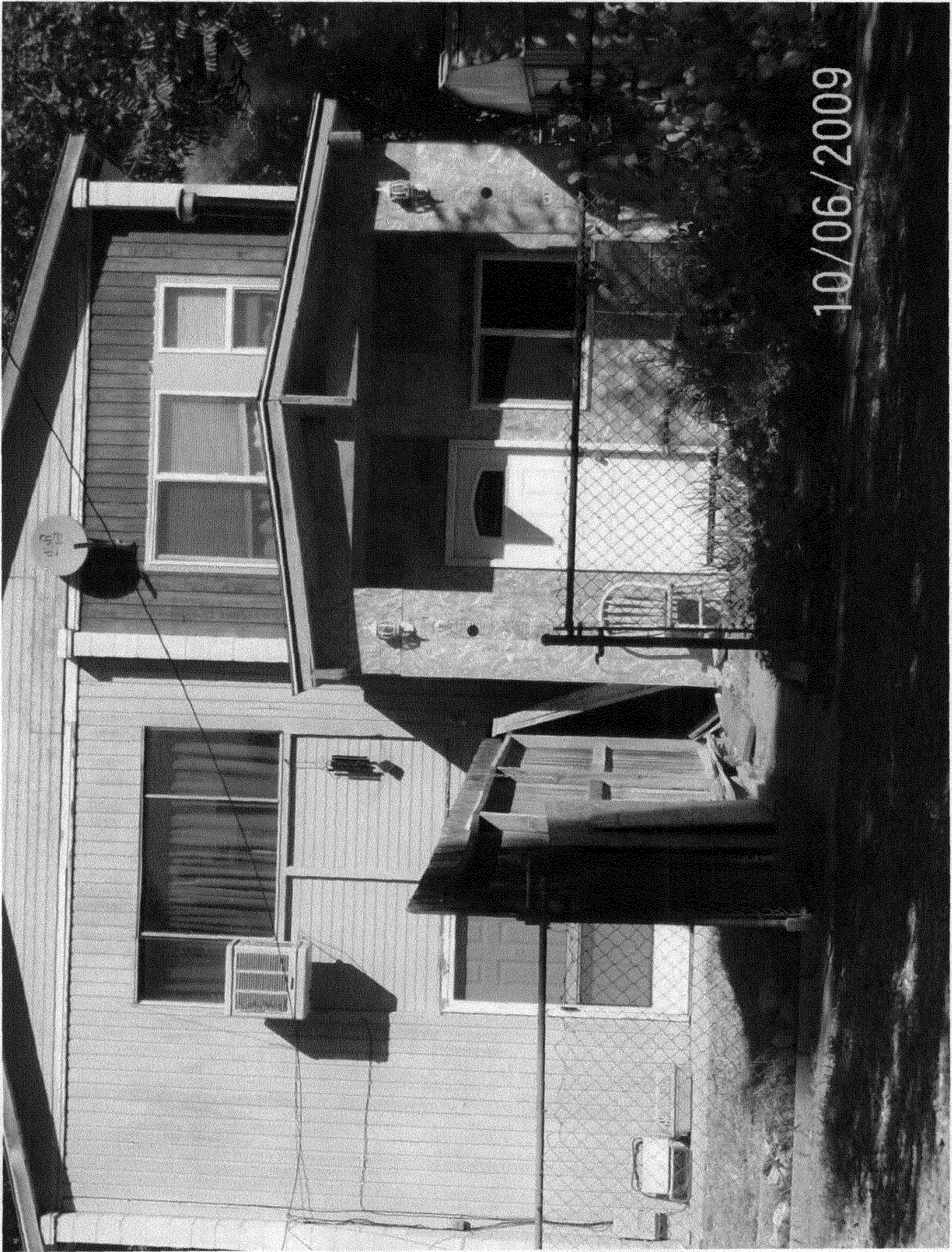
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10/06/2009



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