

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 5980-0

Building Address 1625 N. 19th St. No. of Existing Bldgs 2 No. Proposed _____
 Parcel No. 2945-123 09-028 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Elmwood Plaza (Refile) Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 2 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Rebecca Mathias Bate
 Address 1625 N 19th
 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): to enclose carport

APPLICANT INFORMATION:

Name same as above
 Address _____
 City / State / Zip _____
 Telephone 970-263-4132

***TYPE OF HOME PROPOSED:**

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

NOTES: Using lattice board

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' from property line (PL) Permanent Foundation Required: YES _____ NO ✓
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO ✓
 Maximum Height of Structure(s) 40' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions Enclose ~~carport~~ carport
 (Engineer's Initials) _____ Interior Remodel only

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 Rebecca Mathias Bate Date 4/7/10
 Planning Approval Daylon Henderson Date 4-7-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>Bate</u>	Date	<u>4/13/10</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)

City of Grand Junction GIS Master Map ©

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4-7-10
ACCEPTED *Raylen Hand*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
THE CITY ASSUMES NO RESPONSIBILITY TO
VERIFY THE ACCURACY OF THE INFORMATION