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

BLDG PERMIT NO. 2831-0

Building Address 465 North 26th St No. of Existing Bldgs 3 No. Proposed 1
 Parcel No. 2945-131-10-004 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 240
 Subdivision _____ Sq. Ft. of Lot / Parcel .164 Ac
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ralph Lind
 Address 465 N. 26th St.
 City / State / Zip CAMDEN, CO 81621

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Carport over gravel 12x20

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES: MAR 31 2010
RLD

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) _____ Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

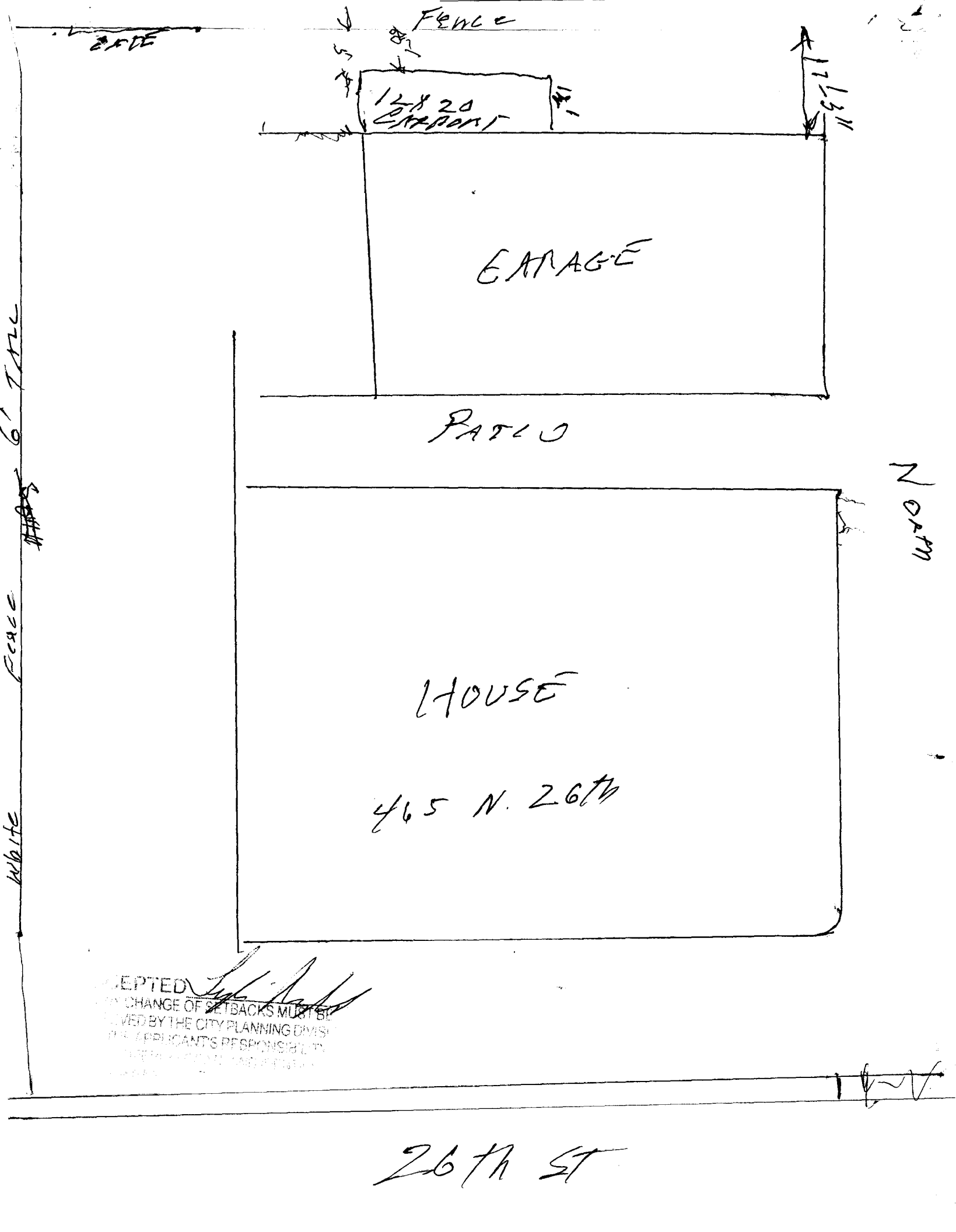
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Ralph Lind Date 3/31/2010
 Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NOSEWER / water</u>
Utility Accounting	<u>Done</u>		Date <u>3/31/10</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)



FENCE

SIDE

12x20 GARAGE

11-3/4

GARAGE

PATIO

HOUSE

465 N. 26th

NORTH

6' TALL
FENCE
WHITE

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION
IT IS THE APPLICANT'S RESPONSIBILITY
TO OBTAIN ALL NECESSARY PERMITS
AND APPROVALS

26th ST