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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | / |
| SIF \$ | / |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 1818 N. 26th street
 Parcel No. 2945-124-01-004
 Subdivision MELROSE
 Filing _____ Block 3 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 900 Sq. Ft. Proposed 315
 Sq. Ft. of Lot / Parcel 6247
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1600 P'
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name KEN BANKS
 Address 1818 N 26th st
 City/State/ Ga. Jet. CO

APPLICANT INFORMATION:

Name Schaefer const.
 Address 478 west checker way
 City/State/ CLIFTON CO
 Telephone 640-6481

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): enclose carport to create living room.

***TYPE OF HOME PROPOSED:**

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

NOTES: 315 P' ADDITION
No plumbing - no kitchen

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-8</u> | Maximum coverage of lot by structures <u>70%</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 <u>X</u> |
| Maximum Height of Structure(s) <u>40'</u> | Parking Requirement _____ |
| 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 Milton Schaefer Date 6-2-10
 Planning Approval Pat Dunlop Date 6/2/10

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.

Utility Accounting C. Bensley Date 6/2/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

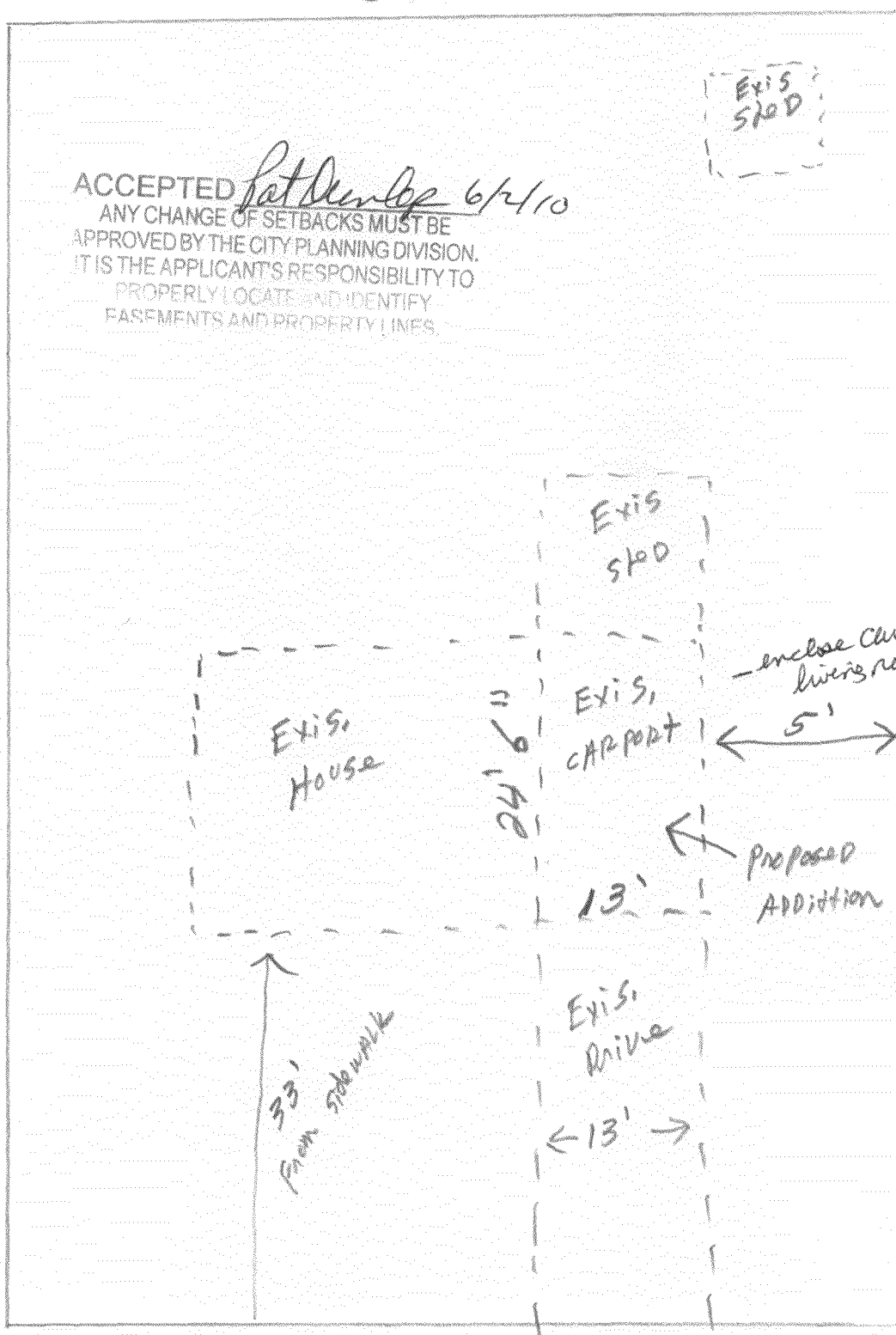
PAID
 JUN 02 2010
 TB

1818 N 26th St.

59.9

ACCEPTED *Pat Developer 6/2/10*
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.

Exis
STOD



104.3

N 26th St.