

*FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2677 Cambridge Dr.
Parcel No. 2101-351-42004
Subdivision Cambridge
Filing _____ Block 3 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 2353 Sq. Ft. Proposed Same
Sq. Ft. of Lot / Parcel 14601
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name McLean
Address 2677 Cambridge Dr.
City / State / Zip Grand Jctn, 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 - Interior Remodel Addition
 - Other (please specify): Remodel Master Bath
Remove SINKER TUB AND RES
Closet. No change to
floor plan.
- *TYPE OF HOME PROPOSED: Barndub extend master
- Site Built Manufactured Home (UBC)
 - Manufactured Home (HUD)
 - Other (please specify): _____

APPLICANT INFORMATION:

Name MYERS PROPERTY SERVICE LLC.
Address P.O. Box 3031
City / State / Zip Grand Jctn, 81502
Telephone 970-255-0775

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____

Side 5' from PL Rear 10' from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

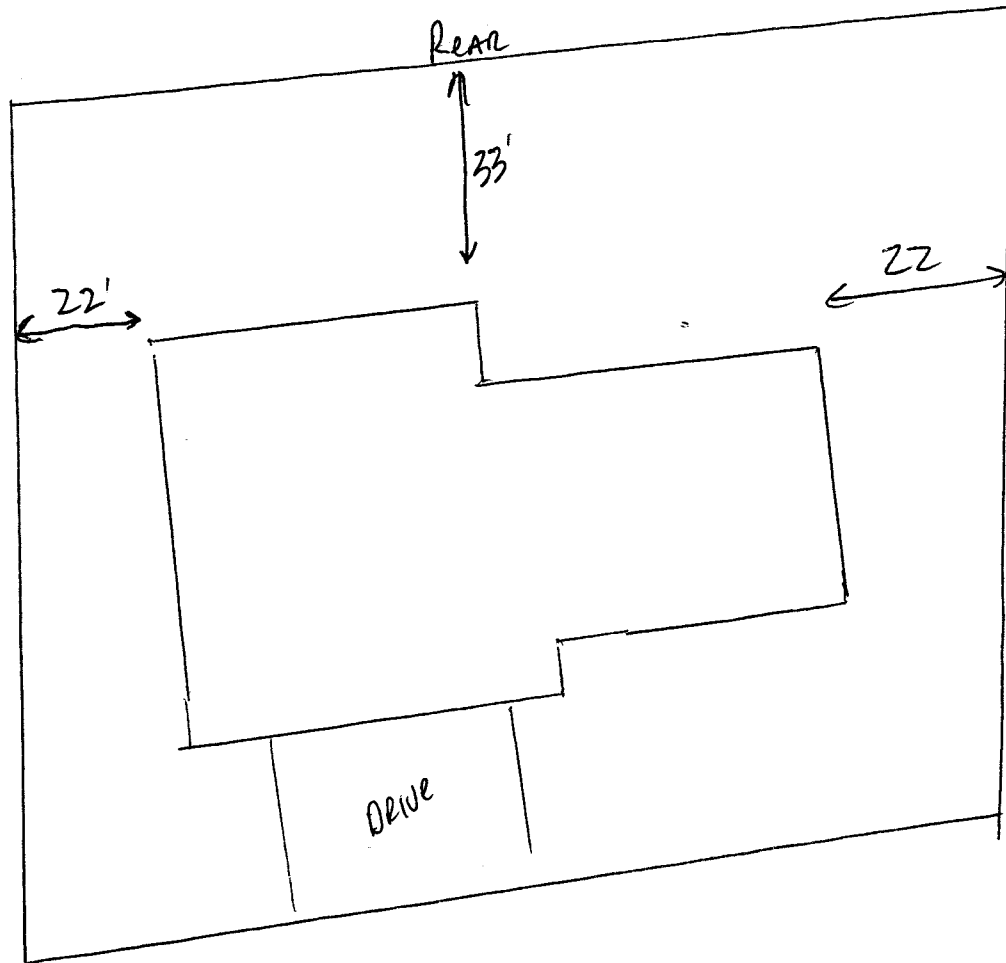
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4-30-04
Department Approval Dayleen Henderson Date 4-30-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/30/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

McCurry Residence
3677 Cambridge Dr.



4-30-04 Gayleen Henderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.