

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

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

BLDG PERMIT NO. _____

Building Address 687 26 Road
 Parcel No. 2945-031-00-153
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1481+576 Sq. Ft. Proposed 1881+576
 Sq. Ft. of Lot / Parcel 38942 64
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

↑
 exis
 Garage

OWNER INFORMATION:

Name Susan Crawford
 Address 687 26 Road
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition 20x20
- Other (please specify): _____

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970 242 5966

***TYPE OF HOME PROPOSED:**

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

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.

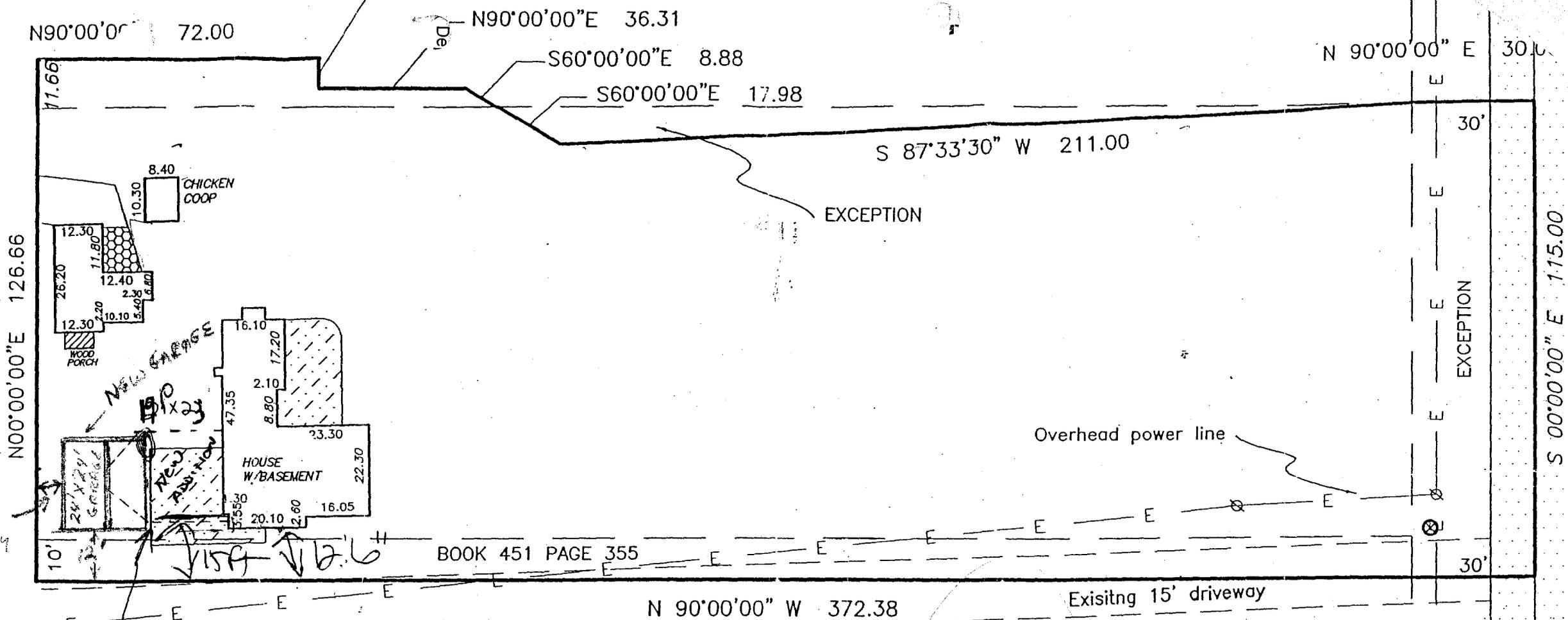
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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 Susan Crawford Date 4/26/06
 Department Approval Gayleen Henderson Date 4-26-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Sub/charge</u>
Utility Accounting <u>0</u>	Date <u>5/1/06</u>		



17' from property line

3PA
 In between house & garage

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6/17/02
 ACCEPTED *C. Taylor*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ACCEPTED *Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.