

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

68157-38163

Building Address <u>688 Myrtle Ln</u>	No. of Existing Bldgs <u>1</u>	No. Proposed <u>None</u>
Parcel No. <u>2945-022-02-012</u>	Sq. Ft. of Existing Bldgs <u>2350</u>	Sq. Ft. Proposed _____
Subdivision <u>Herman</u>	Sq. Ft. of Lot / Parcel <u>.774 ac</u>	
Filing _____ Block _____ Lot _____	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____	
Height of Proposed Structure _____		

OWNER INFORMATION:

Name Edward E. Maurin
 Address 688 Myrtle Ln -
 City / State / Zip Grand Jct., CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 970) 242-4581

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC) 3
 Manufactured Home (HUD) Adding Kitchen
 Other (please specify): going from Ext SWC line to New SWC line

NOTES: Convert Garage To 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 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 <u>NO</u>		
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>existing kitchen to be removed.</u>		
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 Edward E. Maurin Date 09/26/2006
 Department Approval Judith A. Price Date 9/26/2006

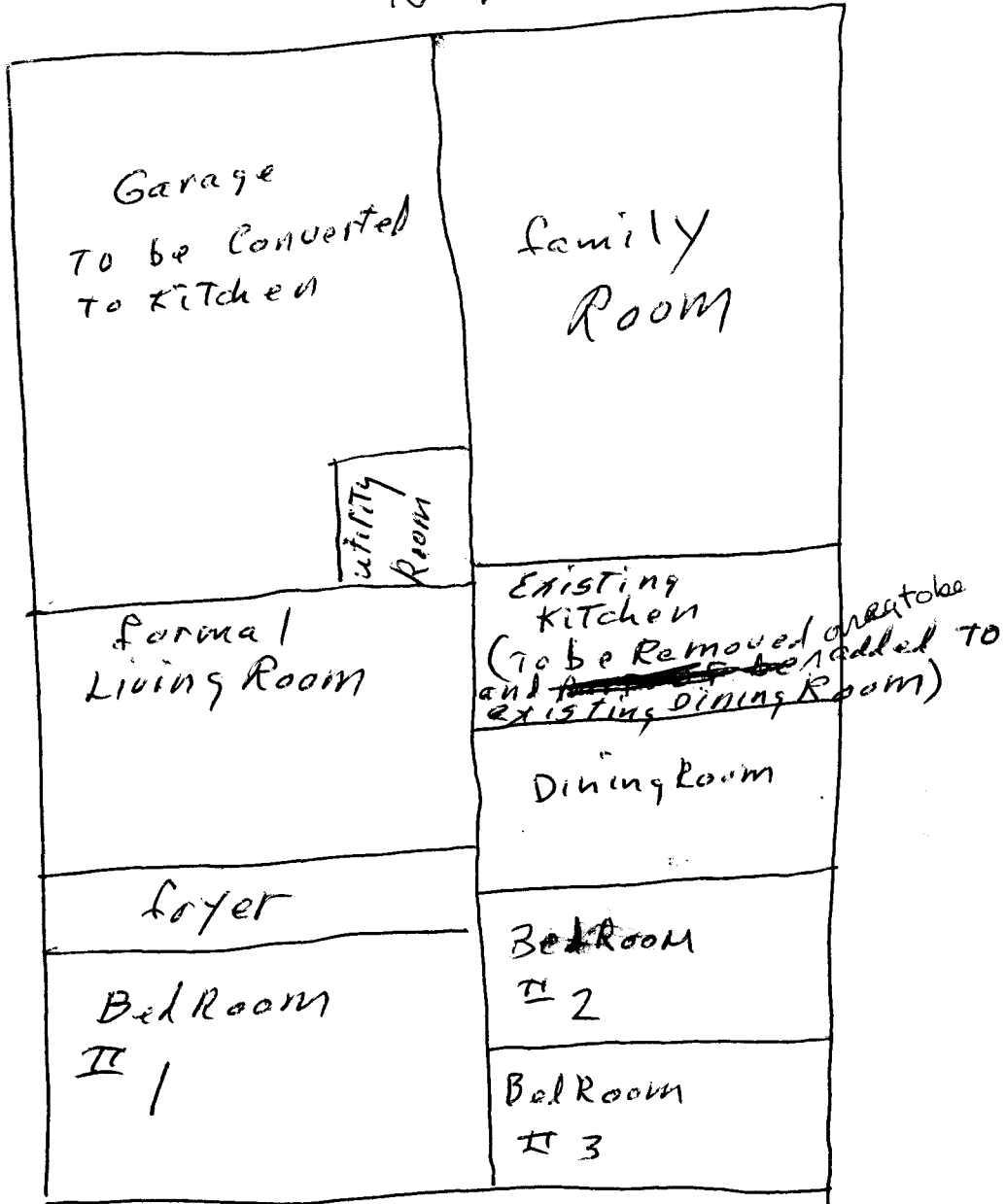
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No
Utility Accounting <u>(Signature)</u>	Date <u>9/26/06</u>		

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)

Single Residence
Edward E. Maurin
688 Myrtle Ln.
Grand Jet, CO 81506
Ph 970-242-4561

N ↑

INTERIOR Remodel



ACCEPTED Judith A. [Signature] 9/26/06
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.