

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

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

BLDG PERMIT NO. _____

Building Address 1225 OURAY AVE
 Parcel No. 2945-132-22-004
 Subdivision PUMPEE PLACE
 Filing _____ Block 6 Lot 708

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1650 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel 6250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~2440 SF~~ 2680 SF
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name MARILYN BERNSTEIN
 Address 1225 OURAY AVE
 City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RG COWAN DESIGN/BUILD
 Address 1041 OURAY AVE
 City / State / Zip GRAND JCT, CO 81501
 Telephone 209-9971

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>25'/5'</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).

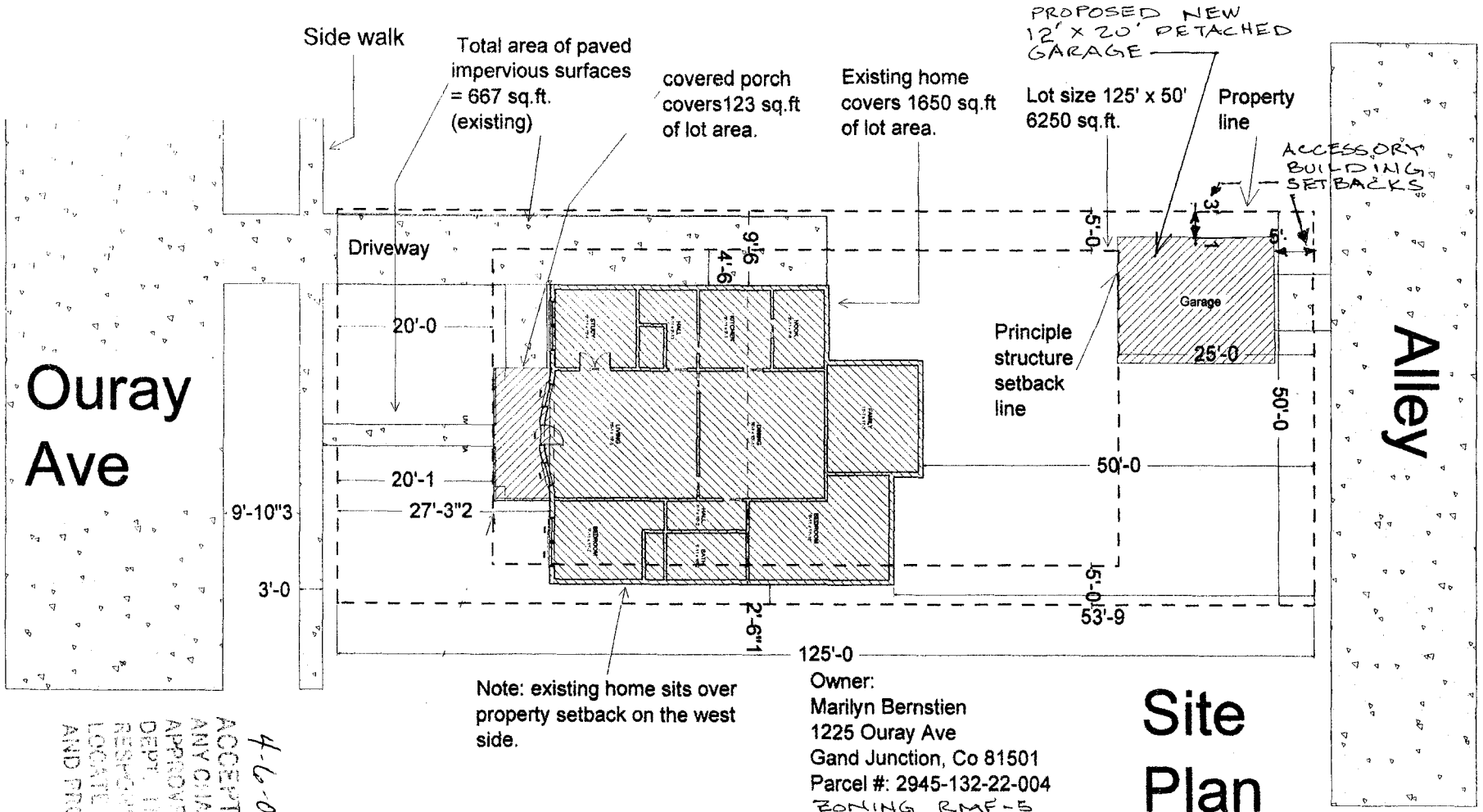
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-6-06

Department Approval [Signature] Date 4-6-06

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>[Signature]</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)



Note: existing home sits over property setback on the west side.

Owner:
 Marilyn Bernstien
 1225 Ouray Ave
 Gand Junction, Co 81501
 Parcel #: 2945-132-22-004
 ZONING RMF-5

Site Plan

1" = 20'

RG COWAN DESIGN/BUILD
 209-9971
 4-6-06

4-6-06
 Accepted
 ANY CHANGE OR SETBACK MUST BE APPROVED BY THE PLANNING DEPT. IN WRITING. CITY RESPONDS TO PERMITS LOCATED IN PERMITS AND PROJECT FILES