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

BLDG PERMIT NO. 54803-23742

Building Address 662 LARKSPUR LN
 Parcel No. 2945-022-10-008
 Subdivision NORTHFIELD EST.
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 2,759 Sq. Ft. Proposed 850
 Sq. Ft. of Lot / Parcel 30,600
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5,108
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name JIM & GLENDA BENNETT
 Address 662 LARKSPUR 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 MOR STORAGE SALES
 Address 3010 I-70 B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: NEW 14' x 30' GARAGE ADDITION
& 16' x 23' KITCHEN REMODEL

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-2</u>	Maximum coverage of lot by structures <u>40</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>15/3</u> from PL Rear <u>30/5</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).

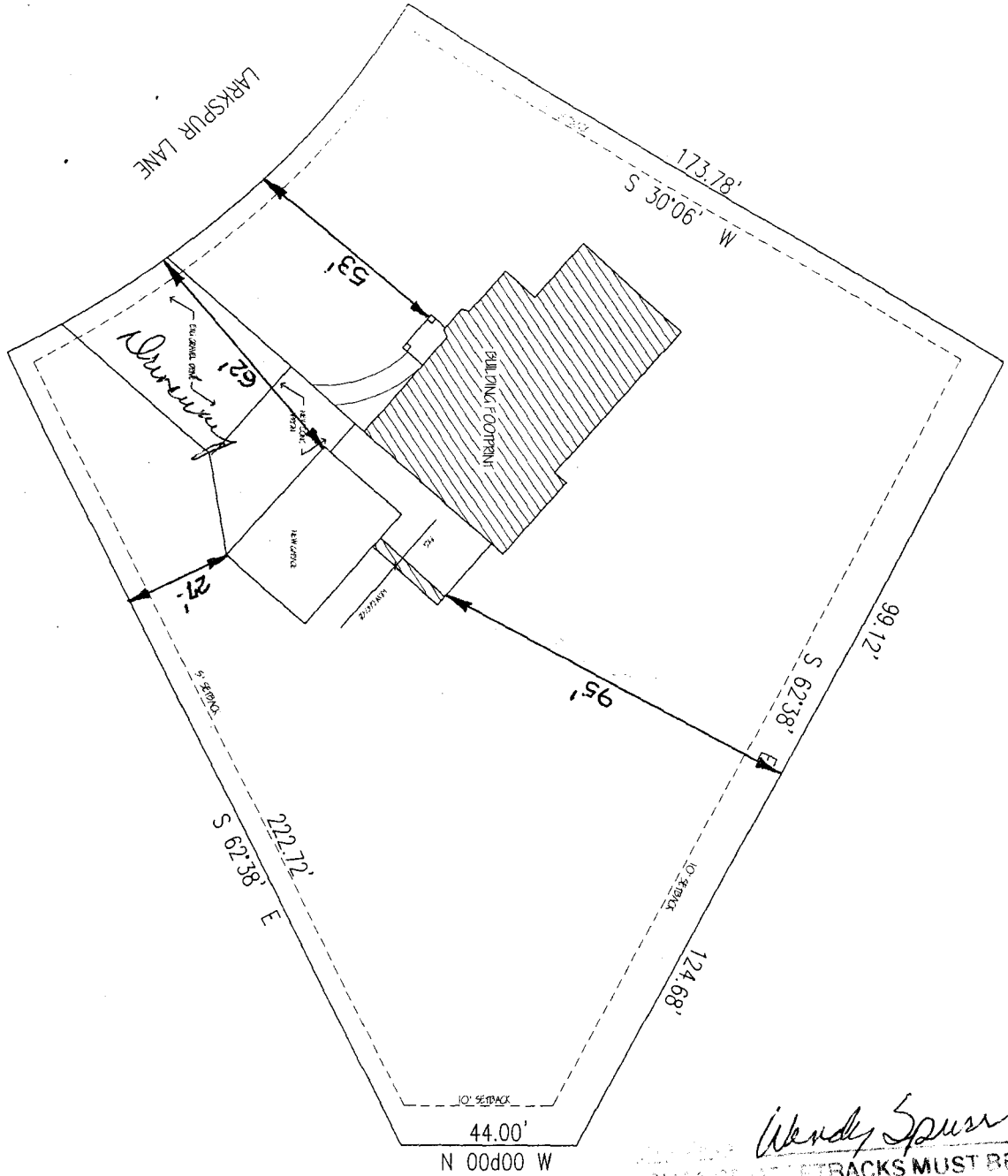
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3-22-07
 Department Approval [Signature] Date 3/27/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Change sewer water</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-27-07</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)

PROPOSED SITE PLAN
 1" = 43'



Wendy Spurr
 ALL SETBACKS MUST BE
 ACCORDANCE WITH CITY PLANNING
 DEPARTMENT'S
 ZONING ORDINANCE
 AND CITY EASEMENTS
 AND PROPERTY LINES

ISSUED: 2/26/07
 DRAWN BY: EK

Bennett Residence
 662 Larkspur Lane, Grand Junction, CO

07