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

BLDG PERMIT NO. _____

Building Address 688 Myrtle
 Parcel No. 2945-022-02-012
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 168
 Sq. Ft. of Lot / Parcel .774 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name same
 Address same
 City / State / Zip same
 Telephone 970)242-4561

***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>R-1</u>	Maximum coverage of lot by structures <u>20%</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>no</u>		
Side <u>3</u> from PL Rear <u>10</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)		

PAID
 MAR 20 2008
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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. Maus Date _____
 Department Approval Judith A. Pen Date 3/20/08

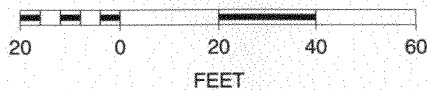
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>P. Bensley</u>	Date <u>3/20/08</u>		

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)

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 454



688 Myrtle Ln.

ACCEPTED *Joshua A. Rose*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

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