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

BLDG PERMIT NO. 18 957-12139

Building Address 244 SHERMAN DR
 Parcel No. 2945-252-14-007
 Subdivision ARTESIA HEIGHTS
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name CARL & VERVA MURPHY
 Address Same
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name VERVA MURPHY
 Address Same
 City / State / Zip _____
 Telephone 970-243-4782

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Porch ROOF

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-6</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5</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 _____		
	PAID MAY 15 2008 CMC (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).

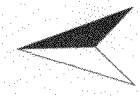
Applicant Signature Verna Murphy Date 0515-08
 Department Approval Paul Howell Date 5/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No chg incuse</u>
Utility Accounting <u>CMC</u>	Date <u>5/15/08</u>		

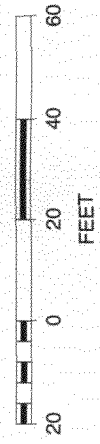
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



N



SCALE 1 : 440



P. J. Ferrel

ACCEPTED
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.