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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

107810-51226

Building Address 3132 UTE CANYON LN
 Parcel No. 2943-152-94-020
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs 1620 Sq. Ft. Proposed 125
 Sq. Ft. of Lot / Parcel 6780
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____ 25%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name EUGENE EBERTOWSKI
 Address 3132 UTE CANYON LN.
 City / State / Zip GRAND JUNCTION, Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name EUGENE EBERTOWSKI
 Address 3132 UTE CANYON LN
 City / State / Zip GRAND JUNCTION, Co 81504
 Telephone 241-6666

***TYPE OF HOME PROPOSED:**

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

NOTES: **PAID**
OCT 01 2008 no water hookup

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 PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 E. Ebertowski Date 10-1-08
 Planning Approval Pat Denlap Date 10/1/08

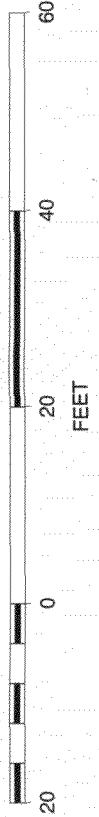
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Cur 20 Date 10-1-08

3132 Ute Canyon Ln



SCALE 1 : 230



ACCEPTED [Signature]
ANY CHANGE OF SETBACKS MUST BE 10/1/08
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.