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

BLDG PERMIT NO. _____

Building Address 1335 Main Street No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945-133-14-014 Sq. Ft. of Existing Bldgs 1255 Sq. Ft. Proposed 306
 Subdivision Keith Addition Sq. Ft. of Lot / Parcel 6250
 Filing _____ Block K Lot 9410 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1561
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Theodore S & Elizabeth K. Eyl
 Address 1335 Main Street
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 12.5 X 24.5'

APPLICANT INFORMATION:

Name Theodore S. & Elizabeth K. Eyl
 Address 1335 Main Street
 City / State / Zip Grand Junction, CO, 81501
 Telephone 970-356-7013

***TYPE OF HOME PROPOSED:**

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

NOTES:

PAID
OCT 14 2009
 TB

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO X
 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).

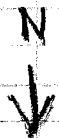
Applicant Signature Theodore Eyl Date 10/13/09
 Planning Approval Pat Dunlop Date 10/14/09

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>P. Bensley</u>		Date <u>10/14/09</u>

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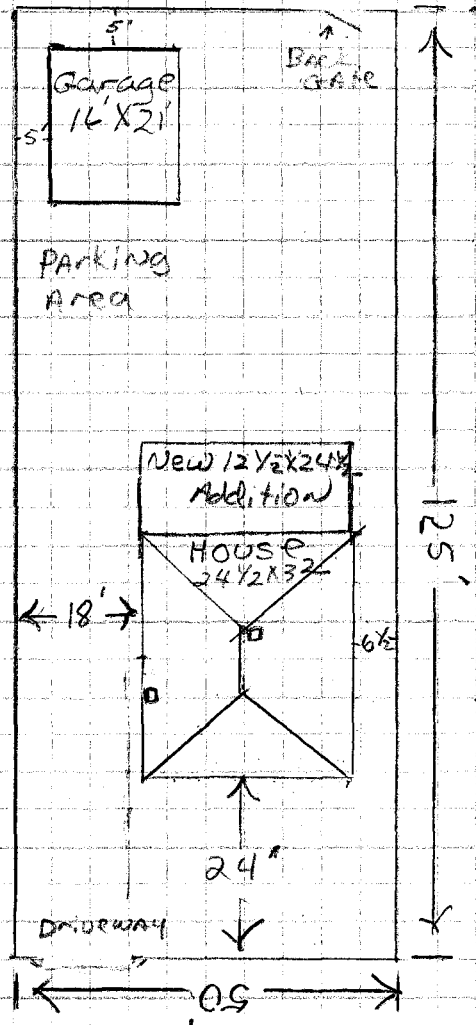
1335 Main Street Addition PLOT Plan

1 Square = 5'



set backs
sides 5'
FRONT
BACK

No Known
Easements



ACCEPTED *Pat O'Keefe* 10/14/09
 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.