

FEE \$	500
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 9193-0

Building Address 693 Sperber Lane
 Parcel No. 2945-021-03-008
 Subdivision McMillin Sub
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 3 No. Proposed no chg
 Sq. Ft. of Existing Bldgs 2401 + 96 + 200 = 5194 (850 driveway) Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel 39421
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6044
 Height of Proposed Structure no chg

OWNER INFORMATION:

Name Dennis & Marilyn Johnson
 Address 693 Sperber Ln
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Moving kitchen counter/sink w/new framing
" laundry room to outside wall w/new wall
adding 1/2 bath & adding window
*TYPE OF HOME PROPOSED: new floor, countertops,
- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-247-0844

NOTES: not being used as subunit living
SPACE

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 <u>R2</u>	Maximum coverage of lot by structures <u>30</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO _____
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u> PATD
Voting District <u>B</u> Driveway Location Approval _____	Special Conditions <u>JUN 11 2009</u>
(Engineer's Initials)	<u>RB</u>

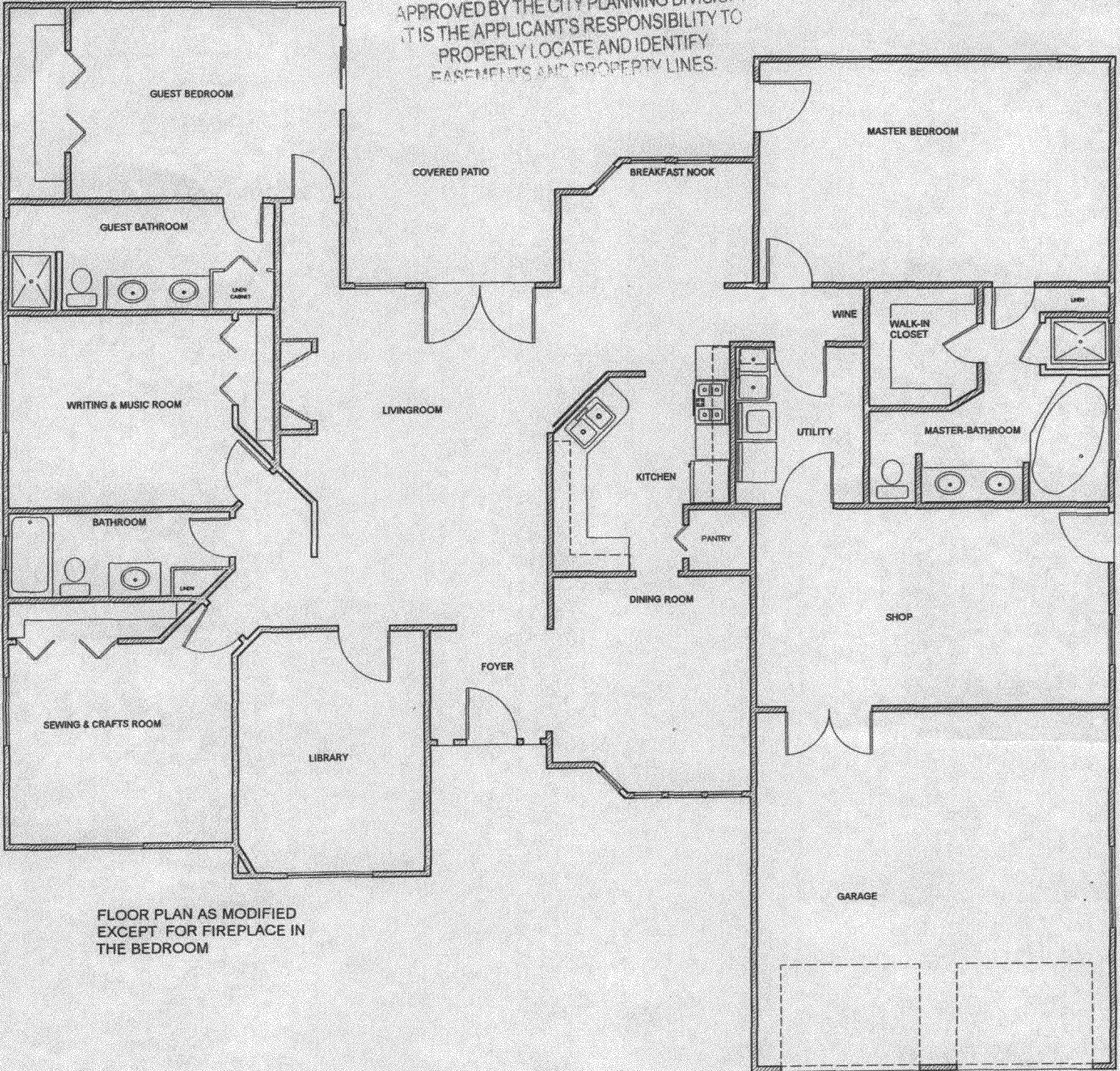
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Dennis Johnson Date 6/11/09
 Planning Approval C. McKee Date 6/11/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no new sewer water</u>
Utility Accounting <u>done</u>	Date <u>6/11/09</u>		

ACCEPTED *cl*
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.



FLOOR PLAN AS MODIFIED EXCEPT FOR FIREPLACE IN THE BEDROOM

A:GJFP2.PL1

LIVING AREA
3110 sq ft