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#4011-0 PLANNING CLEARANCE

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

BLDG PERMIT NO.

Building Address 1715 MAPLE ST. No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2945-104-09-003 Sq. Ft. of Existing Bldgs 1969' Sq. Ft. Proposed 480'
 Subdivision WEST LAKE PARK ANNEX²(15.04) Sq. Ft. of Lot / Parcel 10900'
 Filing _____ Block 1 Lot 40'6" + N 60'7" Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3851
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name OSMUNDSEN MATTHEW / MISTY
 Address 1715 MAPLE ST.
 City / State / Zip GRAND JCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name OSMUNDSEN MATTHEW / MISTY
 Address 1715 MAPLE ST.
 City / State / Zip GRAND JCT. CO 81505
 Telephone 970 778 0896 / 970 778 0897

***TYPE OF HOME PROPOSED:**

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

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 PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures 60
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 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 [Signature] Date 2-23-10
 Planning Approval [Signature] Date 2/24/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>garage only</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/24/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 UTILITY LINES.

