

SEE \$	10.00
TCP \$	/
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 688 Myrtle Ln
 Parcel No. 2945-022-02-012
 Subdivision Block 6 Hermanns Sub.
 Filing _____ Block 3 Lot 6

No. of Existing Bldgs 4 No. Proposed 5
 Sq. Ft. of Existing Bldgs 3500 Sq. Ft. Proposed 4200'
 Sq. Ft. of Lot / Parcel 33,715 sq ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4700 sq ft.
 Height of Proposed Structure 14' ~~15'~~

OWNER INFORMATION:

Name Eduard E. Manuim
 Address 688 Myrtle Ln.
 City / State / Grand Jct, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 30'x40' Garage (2wof).

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / _____ cell 778-5913
 Telephone 970/242-4561

*TYPE OF HOME PROPOSED:

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

OCT 18 2010

NOTES: RS

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>R-1</u>	Maximum coverage of lot by structures <u>20%</u>	Permanent Foundation Required: YES _____ NO _____	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: Front <u>25'</u> from property line (PL)	Side <u>3'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	Voting District _____ Driveway Location Approval _____	(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 Eduard E. Manuim Date 10/18/2010
 Planning Approval Gayleen Henderson Date 10-18-2010

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. no water, no sewer
Utility Accounting <u>[Signature]</u>	Date <u>10-18-10</u>

Exhibit "A"

10-18-10

ACCEPTED *Gaylen Anderson*
 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 ENCUMBRANCES.

