

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

105230-9766

Building Address 2020 Barberrry Ave.
 Parcel No. 2945-014011-001
 Subdivision Spring Valley
 Filing 2 Block 4 Lot 1

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1869 Sq. Ft. Proposed 234add
 Sq. Ft. of Lot / Parcel 12,066 +/-
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2992.7 #
 Height of Proposed Structure existing

OWNER INFORMATION:

Name Terry & Karen Rowe
 Address 2020 Barberrry Ave.
 City / State / Zip Grand Jct. Co. 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): enclose existing porch

APPLICANT INFORMATION:

Name Terry & Karen Rowe
 Address 2020 Barberrry Ave.
 City / State / Zip Grand Jct. Co. 81506
 Telephone 640-1868 or 985-8367

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: NO SWR/WTR Charge

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 10-9-06
 Department Approval Bayleen Henderson Date 10-9-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR/WTR Charge.</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/06</u>		

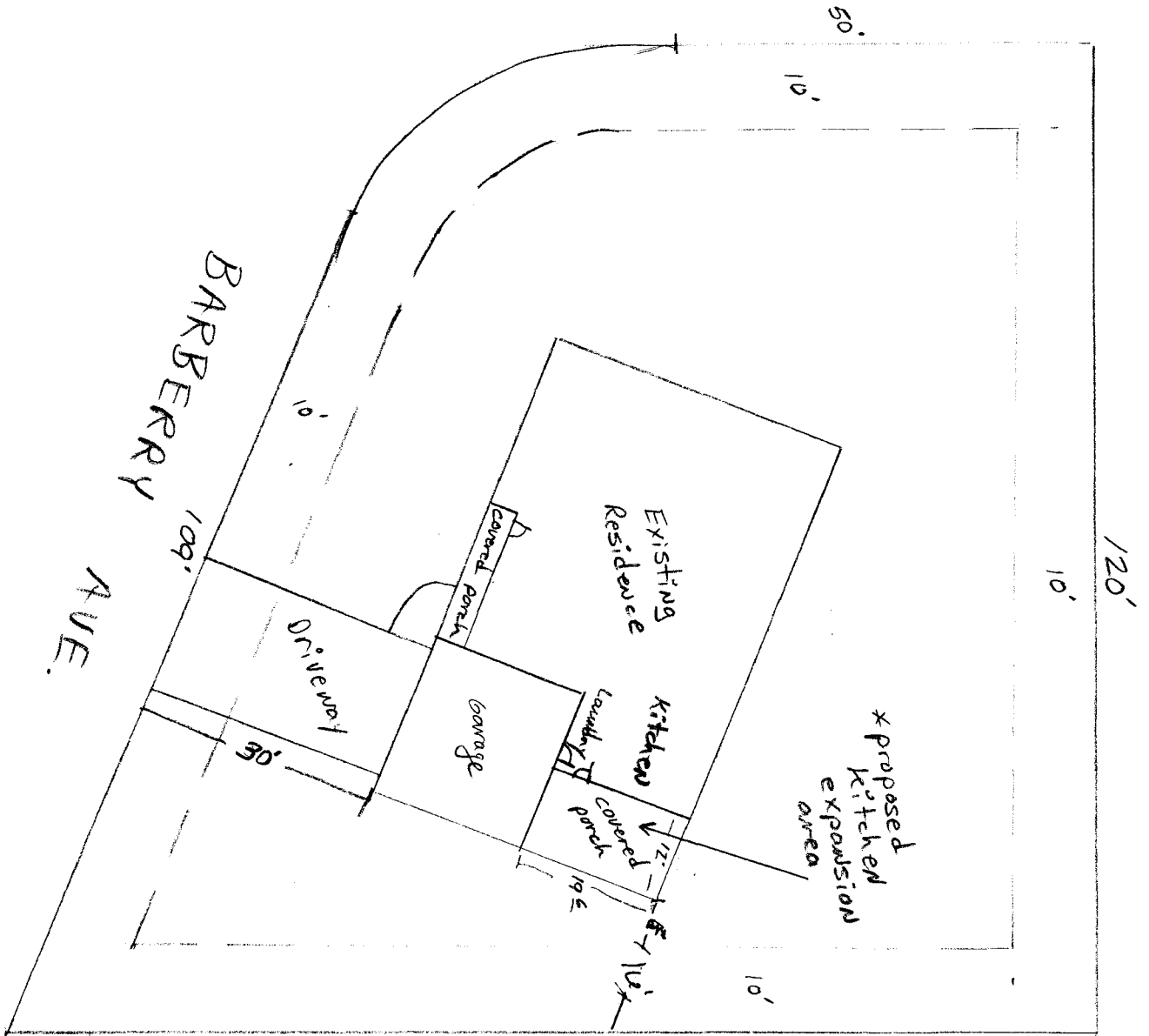
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10-9-06

Gayle Henderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

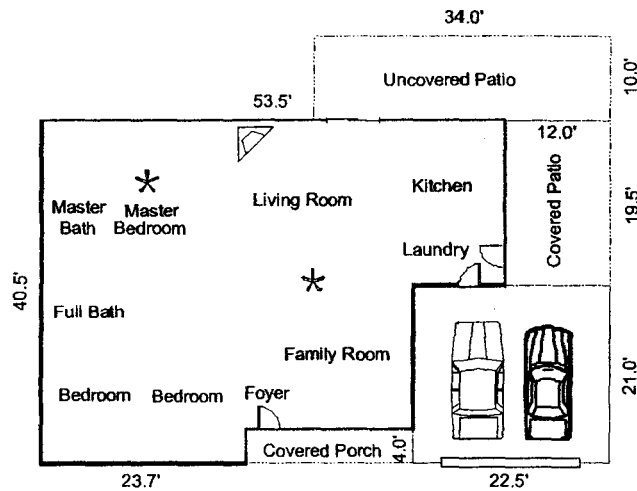
APPLEWOOD ST.



10' easements
all sides
per plan

Building Sketch (Page - 1)

Borrower/Client Rowe, Terry			
Property Address 2020 Barberrry Ave			
City Grand Junction	County Mesa	State CO	Zip Code 81506-4178
Lender Mesa Mortgage LLC			



Sketch by Apex, Inc.

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1869.0	1869.0
P/P	Porch	77.2	
	Covered Patio	234.0	
	Uncovered Patio	340.0	651.2
GAR	Garage	472.5	472.5

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
36.5	x	43.0	1569.5
4.0	x	23.7	94.8
10.5	x	19.5	204.8