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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. MSP-2006-312
85759-46658

Building Address 2859 1/2 Grand Falls Dr.
 Parcel No. 2943-071-22-008
 Subdivision The Legends
 Filing Two Block 3 Lot 8

No. of Existing Bldgs _____ No. Proposed _____
upper fin-1,646
 Sq. Ft. of Existing Bldgs 1,423 Sq. Ft. Proposed 639
lower unfin
 Sq. Ft. of Lot / Parcel 6,482.2 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Kristi Bent
 Address 2859 1/2 Grand Falls Drive
 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): partial basement finish

APPLICANT INFORMATION:

Name Kristi Bent
 Address 2859 1/2 Grand Falls Drive
 City / State / Zip Grand Junction, CO 81501
 Telephone (970) 270-7286

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): partial/basement/finish

NOTES: No change/swr/water -

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2 off street</u>
Maximum Height of Structure(s) <u>32 ft.</u>	Special Conditions <u>bdg permit required</u>
Voting District <u>D</u> Driveway _____	Location Approval <u>N/A</u>
	<small>(Engineer's Initials)</small>

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 Kristi Bent Date 10-31-06
 Department Approval Adam Use Date 11-29-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/29/06</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)