

FEE \$ 10⁰⁰
 TCP \$ 1539⁰⁰
 SIF \$ 460⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2857 Mason Drive
 Parcel No. 2A43-191-39003
 Subdivision White Willows
 Filing II Block #5 Lot #3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2278
 Sq. Ft. of Lot / Parcel 8593 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Charlene Moorier
 Address 200 Eagle Trail Ct
 City / State / Zip Wheatridge, CO 81527

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

APPLICANT INFORMATION:

Name Desert Mountain Builders
 Address 200 Eagle Trail Ct
 City / State / Zip Wheatridge, CO 81527
 Telephone 970-640-3236

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

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50⁰⁰</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Engineered foundation Required</u>		
Voting District <u>E</u>	Driveway Location Approval <u>CU</u> (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 _____ Date 9-22-06

Department Approval _____ Date 9/18/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>#19499</u>
Utility Accounting _____ Date <u>9-22-06</u>

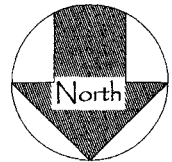
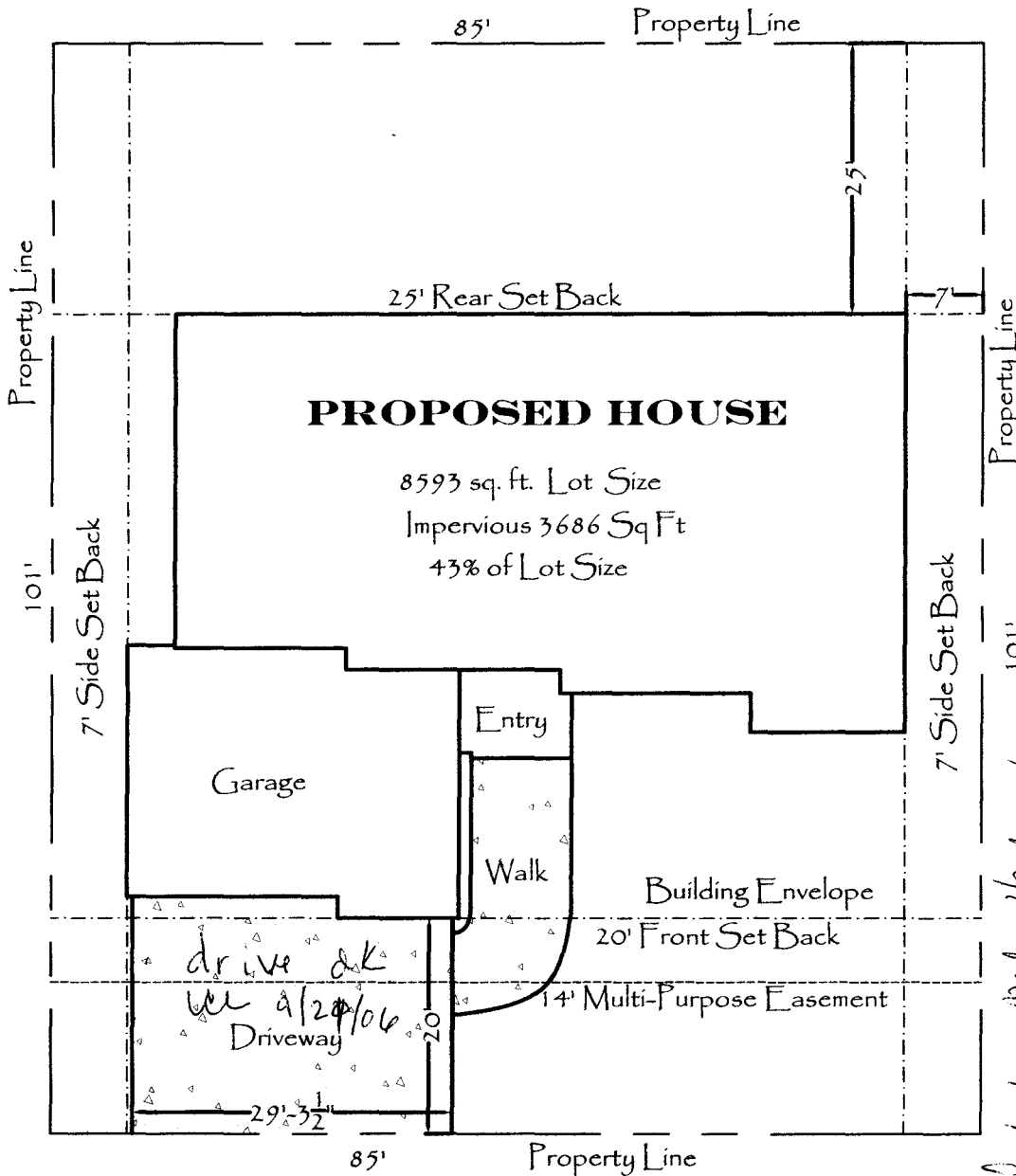
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WHITE WILLOWS

2857 MASON DRIVE

GRAND JUNCTION, COLORADO 81503

BLOCK 5 / LOT 3 / FILING 2



ACCEPTED: 9/18/05 *Debra Henderson*
ANY OTHER CHANGES MUST BE MADE BY 9-22-06

PLANNING
DEPT.
RESOURCES
LOCATION AND EASEMENTS
AND PROJECT