

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 400.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Lif Station Impact FEE - 1,104.00
 Building Address 200 River Ridge Dr
 Parcel No. 2945-264-41-059
 Subdivision Spinglass Ridge
 Filing 1 Block _____ Lot 204

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2122.07
 Sq. Ft. of Lot / Parcel 10371 S.F. 2047
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2122.07 living sf + 44.70 garage
 Height of Proposed Structure 16 FT 6 INCHES

OWNER INFORMATION:

Name John + Denise Crawford
 Address 3020 Royal Ct.
 City / State / Zip G.J., CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Integrity Contracting
 Address P.O. Box 698
 City / State / Zip Avista, CO 81521
 Telephone (970) 242-9396

***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-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Engineered foundation req'd</u>
Voting District <u>E</u> Driveway Location Approval <u>WA</u> (Engineer's Initials)	<u>Site specific grading & drainage plans prepared by registered Engineers required for all lots</u>

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 Andrea V. [Signature] Date 7-25-06
 Department Approval NA [Signature] Date 9/18/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>PL 0MSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/25/06</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)

