

FEE \$10.⁰⁰
 TCP \$1587.⁰⁰
 SIF \$460.⁰⁰

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

BLDG PERMIT NO. _____

Building Address 419 Berdane
 Parcel No. 2943-174-00-173
 Subdivision Countryplace Estates
 Filing _____ Block 6 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~~1948~~ Sq. Ft. Proposed 1948
 Sq. Ft. of Lot / Parcel 4521
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1948~~ 1991
 Height of Proposed Structure 20

OWNER INFORMATION:
 Name James Pawlowski
 Address 2010 Mesa Ave
 City / State / Zip D.J. Co 81501

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

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

APPLICANT INFORMATION:
 Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 261 4913

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>R-8</u>	Maximum coverage of lot by structures <u>70'</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>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>"c"</u>	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).

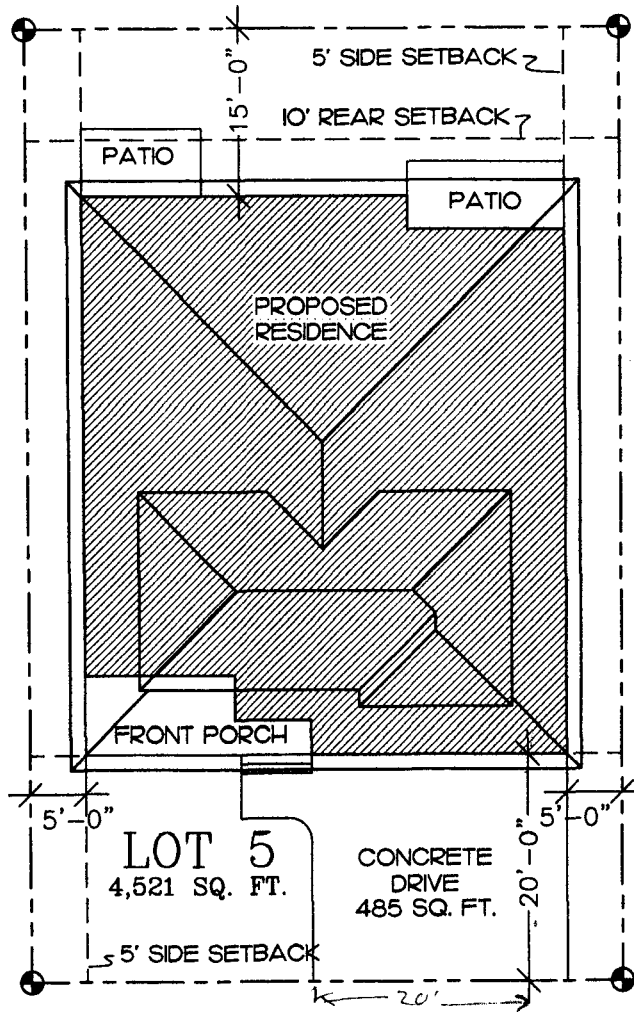
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 8-21-07
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>206608</u>
Utility Accounting _____	Date <u>10-2-07</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)


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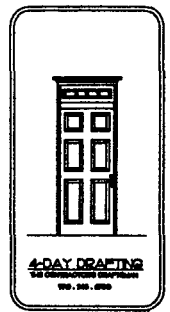


BEAR DANCE DRIVE

LEGAL
 419 BEAR DANCE DRIVE
 LOT 5
 COUNTRYPLACE ESTATES
 CITY OF GRAND JUNCTION
 STATE OF COLORADO

SQ. FT.
 GARAGE = 508 SQ. FT.
 MAIN LEVEL = 1,483 SQ. FT.
 UPPER LEVEL = 465 SQ. FT.
 TOTAL FINISHED = 1,948 SQ. FT.


SITE PLAN
 SCALE: 1/16"=1'-0"



SINGLE FAMILY RESIDENCE FOR JIM LAUDADIO
 LOT 5 IN COUNTRYPLACE ESTATES SUBDIVISION
 GRAND JUNCTION, COLORADO

A1
 SITE PLAN