

FEE \$	10
TCP \$	1589
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 415 Bear Dance Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-40-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2251
 Subdivision COUNTRY PLACE ESTATES Sq. Ft. of Lot / Parcel 4935
 Filing 1 Block 3 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2741
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Kiva Development
 Address 414 Dressell Dr.
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kiva Development
 Address 414 Dressell Dr.
 City / State / Zip Grand Junction, CO 81503
 Telephone (970) 778-6855

***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>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 <u>PH</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).

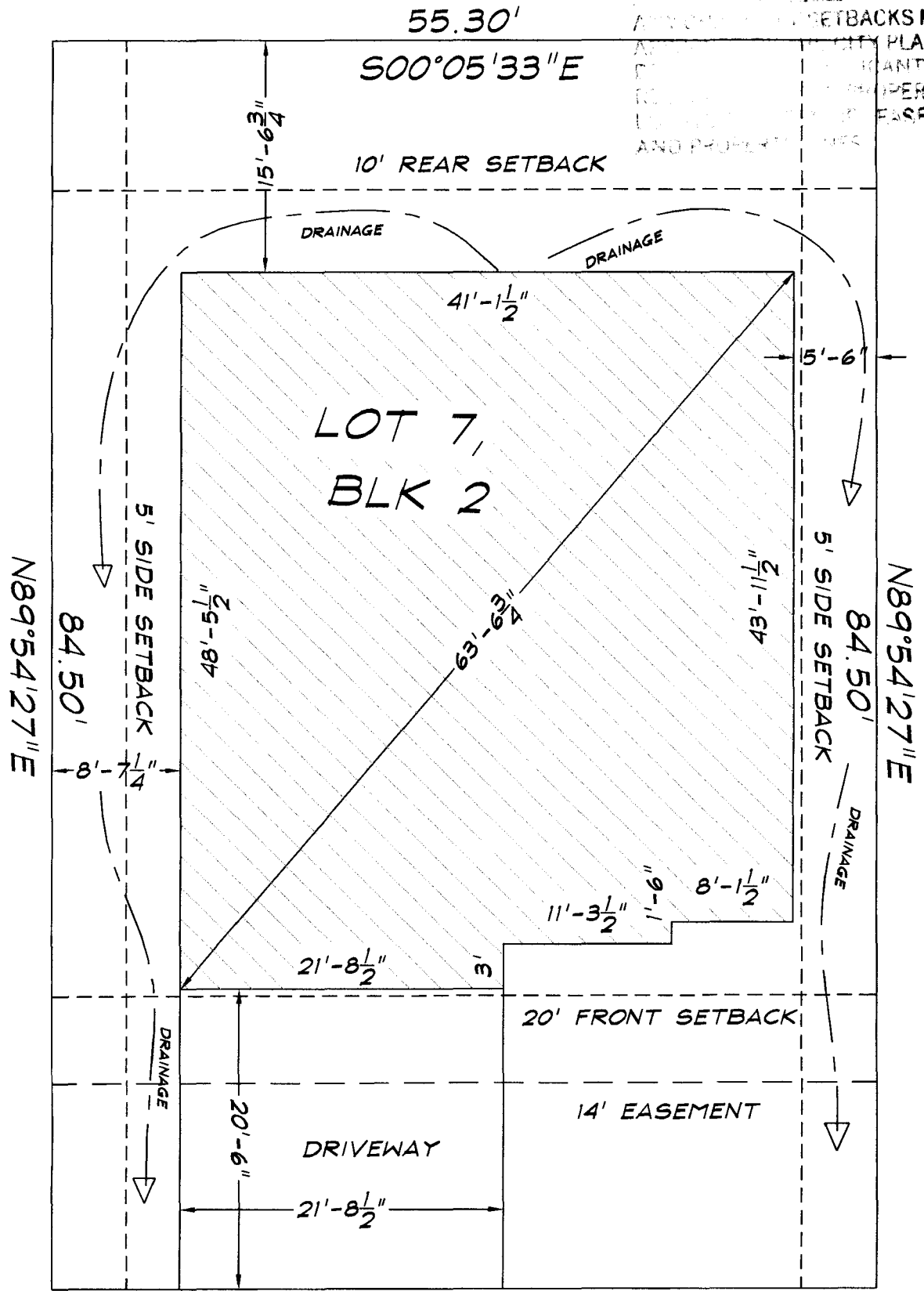
Applicant Signature [Signature] Date 10/11/07
 Department Approval PH Wendy Spurr Date 10/16/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20690</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-16-7</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)

PH Wendy Spurr

ALL SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT PER EASEMENTS AND PROPERTIES



Drive OK
PH

415 BEAR DANCE