

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

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

BLDG PERMIT NO. _____

Building Address 2974 Fairway View Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-294-42-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2342
 Subdivision Fairway Pines Sq. Ft. of Lot / Parcel 8022
 Filing _____ Block 1 Lot A Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 3165
OWNER INFORMATION: was 2970 B Rd Height of Proposed Structure _____

Name Double R. Builders
 Address 2139 N. 12th #10 Box 9333
 City / State / Zip Grand Jct. CO 81501

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

APPLICANT INFORMATION:
 Name Ray Robidoux
 Address 687 Tahoe Cr.
 City / State / Zip Grand Jct CO 81502
 Telephone 241-3449

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

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-4</u>	Maximum coverage of lot by structures <u>50%</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>Separate clearance</u>
Voting District <u>E</u> Driveway Location Approval <u>PH</u> <u>req'd for gazebos</u> (Engineer's Initials)	

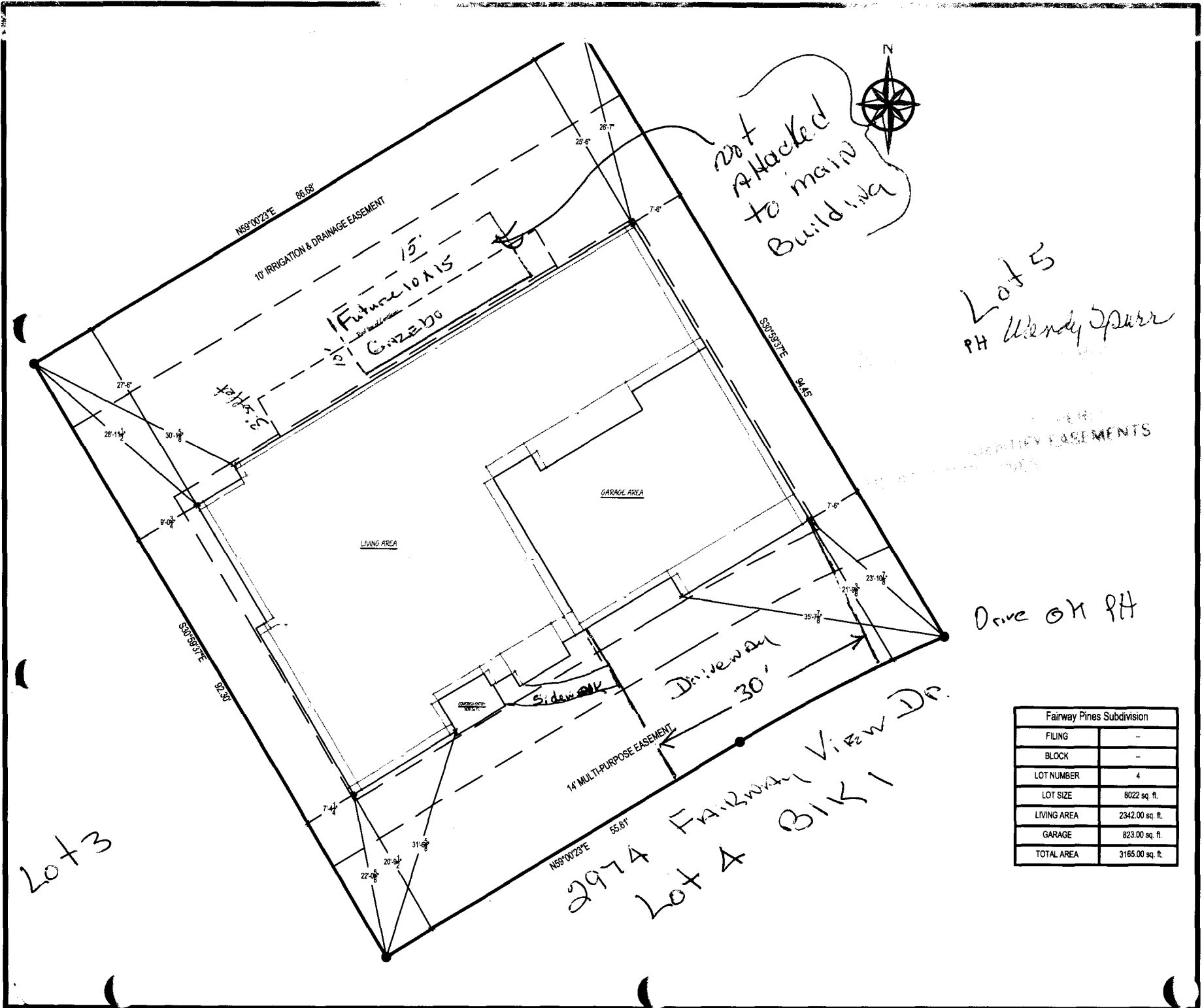
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 11-19-2007
 Department Approval PH Wendy Spurr Date 11/26/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Pd @ OMSD</u>
Utility Accounting _____	Date <u>11/27/07</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)



not Attached to main Building

Lot 5
PH Wendy Spurr

Drive on PH

Lot 3

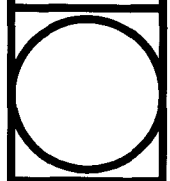
2974 Fairway View Dr.
Lot 4 BIKI

IDENTIFY EASEMENTS

Fairway Pines Subdivision	
FILING	-
BLOCK	-
LOT NUMBER	4
LOT SIZE	8022 sq. ft.
LIVING AREA	2342.00 sq. ft.
GARAGE	823.00 sq. ft.
TOTAL AREA	3165.00 sq. ft.



La Chipeta
Fairway Pines - Double R Builders



Revisions	
A	
B	
C	
D	
E	

Drawn By	ADT
REV Date	10/8/07
Date	10/1/07
Scale	nts
Sheet	Site
Sheet	C1