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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

No acct found

Building Address 2877 FALL CREEK DR.
 Parcel No. 2943-301-97-001
 Subdivision UNAWEEP HEIGHTS
 Filing 49EC30 Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3183 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .24 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3770
 Height of Proposed Structure 0

OWNER INFORMATION:

Name CHRIS McBILLIVARY
 Address 2877 FALL CREEK 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): 28' x 12' INGROUND POOL

APPLICANT INFORMATION:

Name Phelps Construction, Inc
 Address 427 Santa Camp Rd.
 City / State / Zip GJ CO 81503
 Telephone 261-8934

***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 _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>✓</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	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).

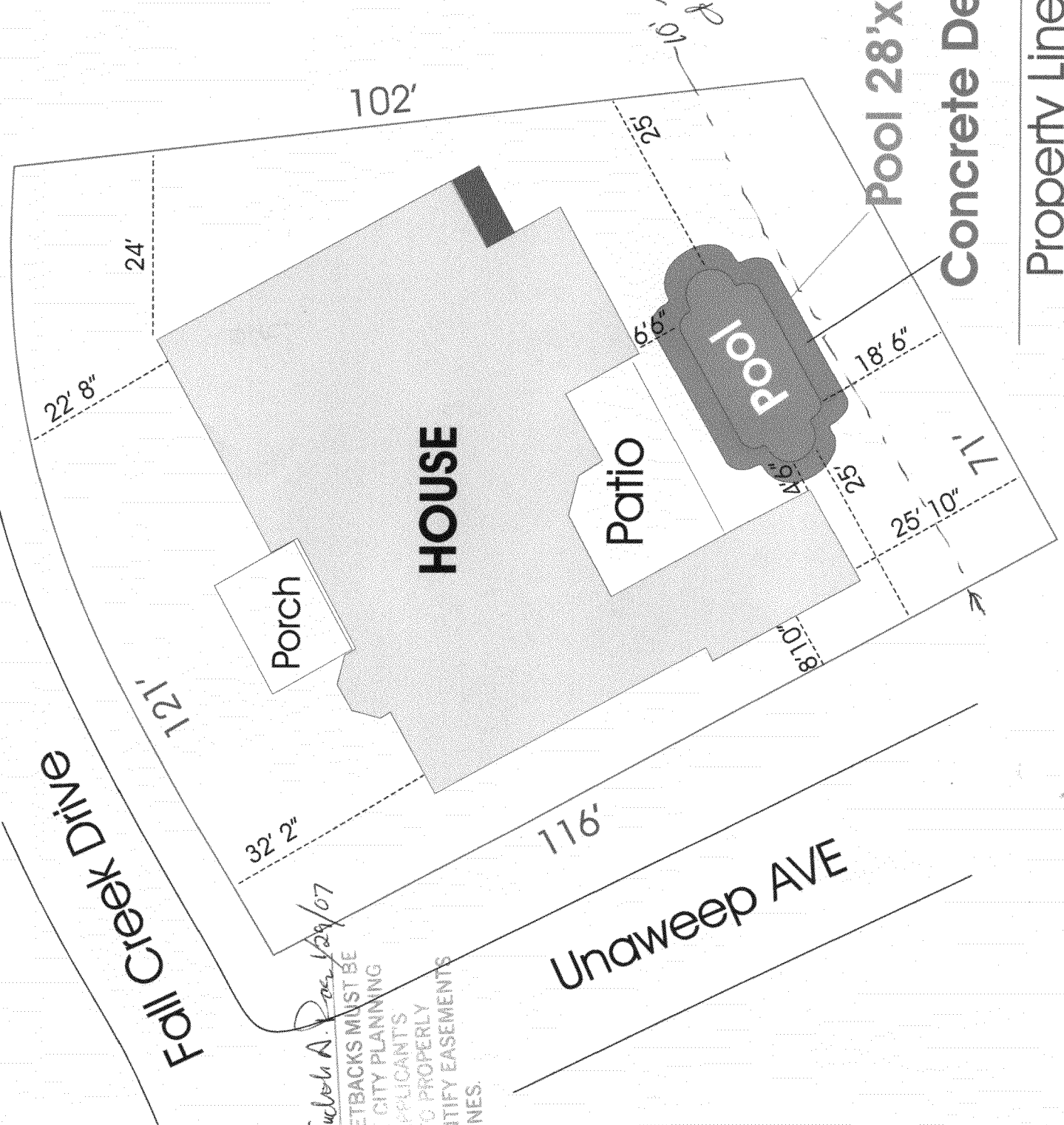
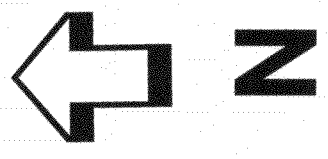
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature B. Phelps Date 1/29/07
 Department Approval Judith A. Fox Date 1/29/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No Change Swr</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-29-07</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)

2877 Fall Creek, Grand Junction



Joshua A. Paez 1/29/07

ACCEPTED. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Character easement
10' setback*

Unaweep AVE

Fall Creek Drive

Property Line