

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

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

BLDG PERMIT NO. _____

Building Address 204 Metso Court
 Parcel No. 2943-294-42-011
 Subdivision Fairway Acres
 Filing _____ Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2315
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 3042
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Double B Builders Inc
 Address 2139 N. 13th St 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 Robinson
 Address 684 Tahoe Ct.
 City / State / Zip Grand Jct. CO 81505
 Telephone 970-241-3449

***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-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 _____		
Voting District <u>E</u>	Driveway Location Approval <u>PH</u> (Engineer's Initials)		

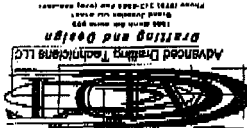
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

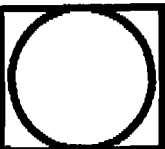
Applicant Signature _____ Date 11-19-2009

Department Approval PH Wendy Spivey Date 11/26/09

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 <u>[initials]</u>	Date <u>11/27/09</u>		



La Mesa Villa
 Farway Pines - Double R Builders - Grand Junction CO



ADT	11/15/07	10/11/07	1/2" = 1'	Site
Revisions				

C1

Lot 10

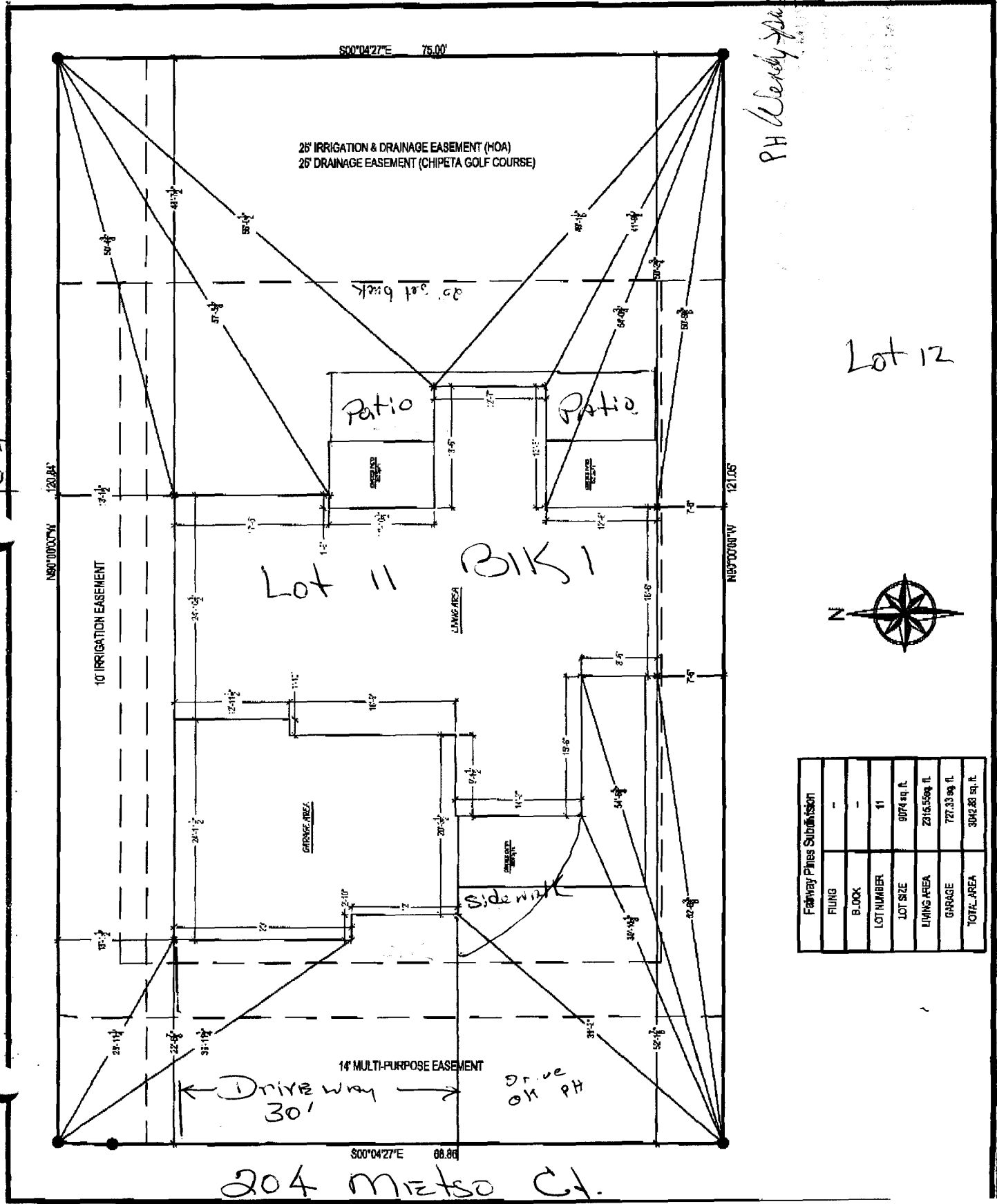
PH Wendy Jahn

Lot 12

Lot 11 BIK 1



Farway Pines Subdivision	
PLING	-
BLOCK	-
LOT NUMBER	11
LOT SIZE	9074 sq. ft.
LIVING AREA	2316.55sq. ft.
GARAGE	777.53 sq. ft.
TOTAL AREA	3094.08 sq. ft.



204 Mietso Ct.