FEE\$	ja.00
TCP\$	1589.00
SIF\$	460.00

PLANNING CLEARANCE

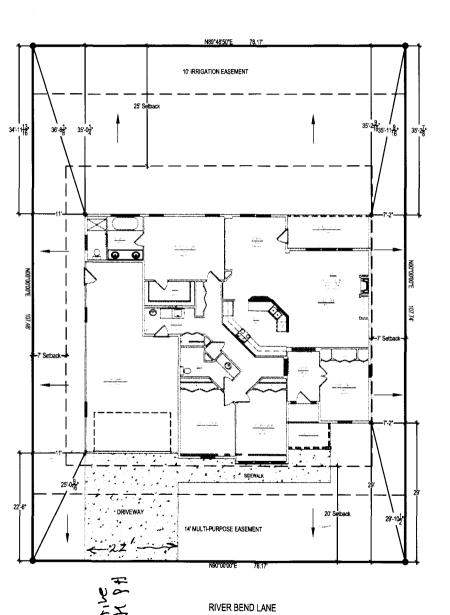
(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.		
	— þ	1

40		
6	No Proposed	

Building Address 2410 RIVER BEND LU	No. of Existing Bldgs No. Proposed 1
Parcel No. 2943-292 38 - 006 -	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 2/20
Subdivision RIVERVIEWESTATES	Sq. Ft. of Lot / Parcel 8441
Filing Block3 Lot6	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name JAMES C MORFATT Address 2910 RIVER BEND LA City/State/Zip GRAND JUNKTION CO	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Other (please specify):
81503	*TYPE OF HOME PROPOSED.
Name SAME	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address	
City / State / Zip NC	OTES:
Telephone 970-243-8066	
	tisting & proposed structure location(s), parking, setbacks to all a width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	IUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMP	Maximum coverage of lot by structures 40%
	,
ZONE	Maximum coverage of lot by structures 40%
ZONE	Maximum coverage of lot by structures
ZONE	Maximum coverage of lot by structures
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SETBACKS: Front 25 from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) 35 Voting District E Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied uroccupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) 35 Voting District E Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building Del I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not	Maximum coverage of lot by structures
SETBACKS: Front 25 from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) 35 Voting District E Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature	Maximum coverage of lot by structures NO Permanent Foundation Required: YES NO Parking Requirement Special Conditions in writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s). Date 119 07
SETBACKS: Front 20 from property line (PL) Side 7 from PL Rear 35 from PL Maximum Height of Structure(s) 35 Voting District E Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature Approval PH Judah Walkett	Maximum coverage of lot by structures NO Permanent Foundation Required: YES NO Parking Requirement Special Conditions in writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s). Date 119 07



H Judon A. John

Riverview Estates Subdivision
FILING –
BLOCK 3
LOT NUMBER 6
LOT SIZE 9411 sq. ft.
LUNIC AREA 0 sq. ft.
GARAGE 0 sq. ft.
TOTAL AREA 0 sq. ft.



2910 Riverbend Lane

Revisions

A | 5 | C | D | E |

E | D | E | The property | The pro

Site Plan