

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 409 BEAR DANCE DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-40-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2100 [#]
 Subdivision COUNTRY PLACE ESTATE Sq. Ft. of Lot / Parcel 4800 [#]
 Filing 1 Block 3 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400 [#]
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name ROBERT MORITTI
 Address 3013 McBRIDE DR
 City / State / Zip 65 CO 81504

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 201-1229

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

NOTES: NEW SINGLE FAMILY RESIDENCE

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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES PAID NO X
 Maximum Height of Structure(s) 35' Parking Requirement 2 OCT 01 2008
 Voting District C Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9/13/08
 Planning Approval PD Wendy Spura Date 9/23/08 10/1/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21217

Utility Accounting [Signature] Date 10/1/08

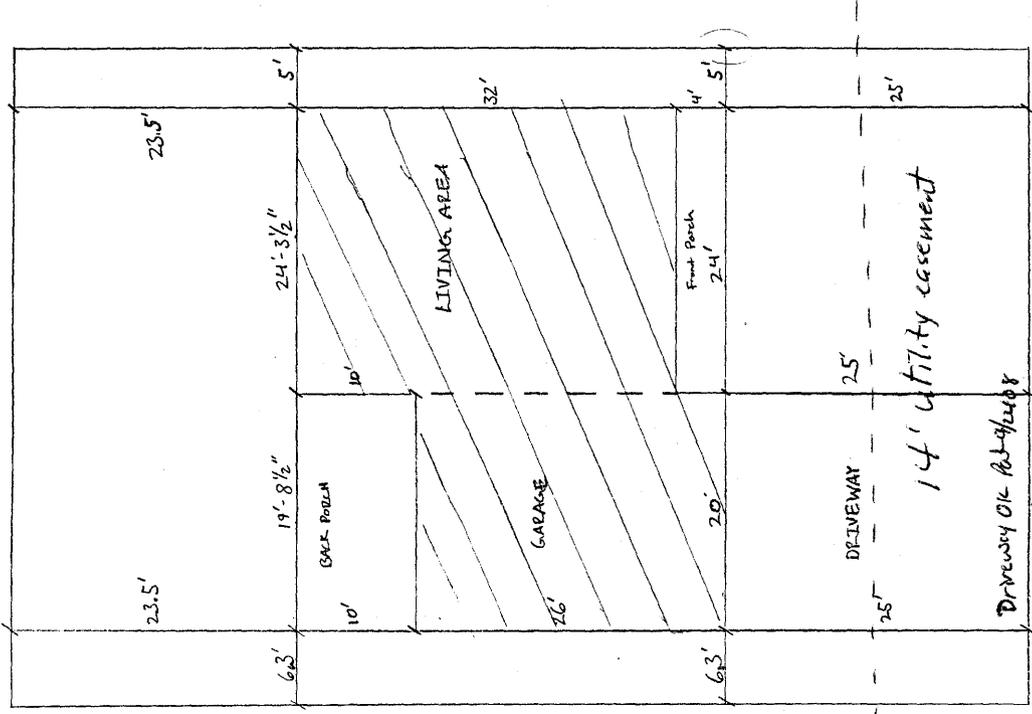
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

— 55.30' —

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

84.5'

COUNTRYPLACE ESTATES
LOT 5 BLOCK 3
409 BEARDANCE DRIVE
LOT SQ. FT. 4673
VINCELETTE RES.



SCALE: 1/8" = 1'

BEARDANCE DRIVE → N