5 4 3	
FEE\$	10
TCP\$	2554
015.4	ILAD

PLANNING CLEARANCE

BLDG	PERMIT NO.	

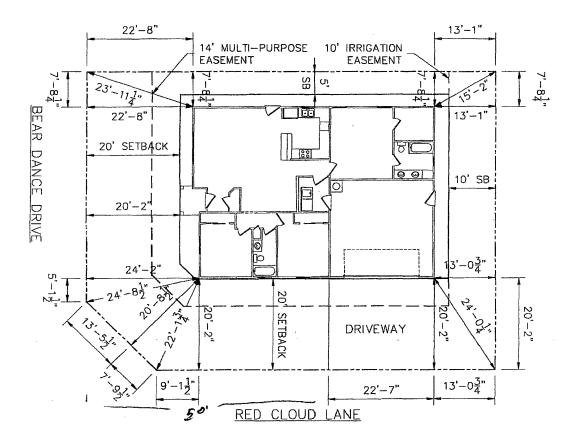
	(Single Family Residential and Accessory Structures)					
SIF\$ 460 Community Development	JULY 1/2 BEAR DANCE DRIVE					
Building Address 41412 BEAR DANCE DR. Parcel No. 2943-174-42-001 Subdivision COUNTRY PLACE ESTATES Filing Block 5 Lot 1 OWNER INFORMATION:	No. of Existing Bldgs No. Proposed Sq. Ft. of Existing Bldgs Sq. Ft. Proposed Sq. Ft. of Lot / Parcel Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Structure Sq. Ft. Coverage of Lot by Structure Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)					
Name ON TRACK BLDS INC Address 965 E. OTLEXAVE City/State/Zip FRVTTA CO 81521	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Other (please specify):					
APPLICANT INFORMATION: Name Address	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):					
City / State / ZipN	OTES: NEW HOMES					
	·					
Telephone						
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e	existing & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e property lines, ingress/egress to the property, driveway locati	existing & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel. MUNITY DEVELOPMENT DEPARTMENT STAFF					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e property lines, ingress/egress to the property, driveway locati	on & width & all easements & rights-of-way which abut the parcel.					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e property lines, ingress/egress to the property, driveway location.	on & width & all easements & rights-of-way which abut the parcel. MUNITY DEVELOPMENT DEPARTMENT STAFF					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all a property lines, ingress/legress to the property, driveway location. THIS SECTION TO BE COMPLETED BY COMPLETED B	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures 70%					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all a property lines, ingress/legress to the property, driveway location. THIS SECTION TO BE COMPLETED BY COMPLETED B	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures Permanent Foundation Required: YESXNO					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all a property lines, ingress/legress to the property, driveway location THIS SECTION TO BE COMPLETED BY COM ZONE	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures 70% Permanent Foundation Required: YES X NO Parking Requirement 3 Special Conditions					
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all a property lines, ingress/legress to the property, driveway location. THIS SECTION TO BE COMPLETED BY COMPLETED B	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures					
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REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all property lines, ingress/legress to the property, driveway location. THIS SECTION TO BE COMPLETED BY	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures					

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code) (Goldenrod: Utility Accounting) (White: Planning) (Yellow: Customer) (Pink: Building Department)

8-4-08

ACCEPTED PH

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.



<u>LIABILITY DISCLAIMER</u>
It is the responsibility of client/representative of client to verify all information on the attached plans.

DIMENSION NOTE DIMENSIONS ARE TO OUTSIDE OF STUDS

SUBDIVIS	ION NA	ME-	COUNT	RYPLACE	ESTATES
FILING N	JMBER	- 1			
LOT NUM	BER-	1			
BLOCK N	UMBER	- 5			
LOT SQ.					
ADDRESS	- 41	4-1/2	BEAR	DANCE	DRIVE
COUNTY-	MES	Ā			
CITY- C	GRAND	JUNCT	ION		



SITE PLAN

SCALE: 1" = 20'