

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 403 BEAR DANCE LN
 Parcel No. 2943-174-40-002
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block R#3 Lot #.2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1970
 Sq. Ft. of Lot / Parcel 4624
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2570 55%
 Height of Proposed Structure 15

OWNER INFORMATION:

Name William Austin
 Address 3010 LADOREST.
 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 William Austin
 Address SAME AS ABOVE
 City / State / Zip _____
 Telephone 260-7785

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>C</u> Driveway Location Approval <u>JAP</u> (Engineer's Initials)	

PAID
APR 30 2008

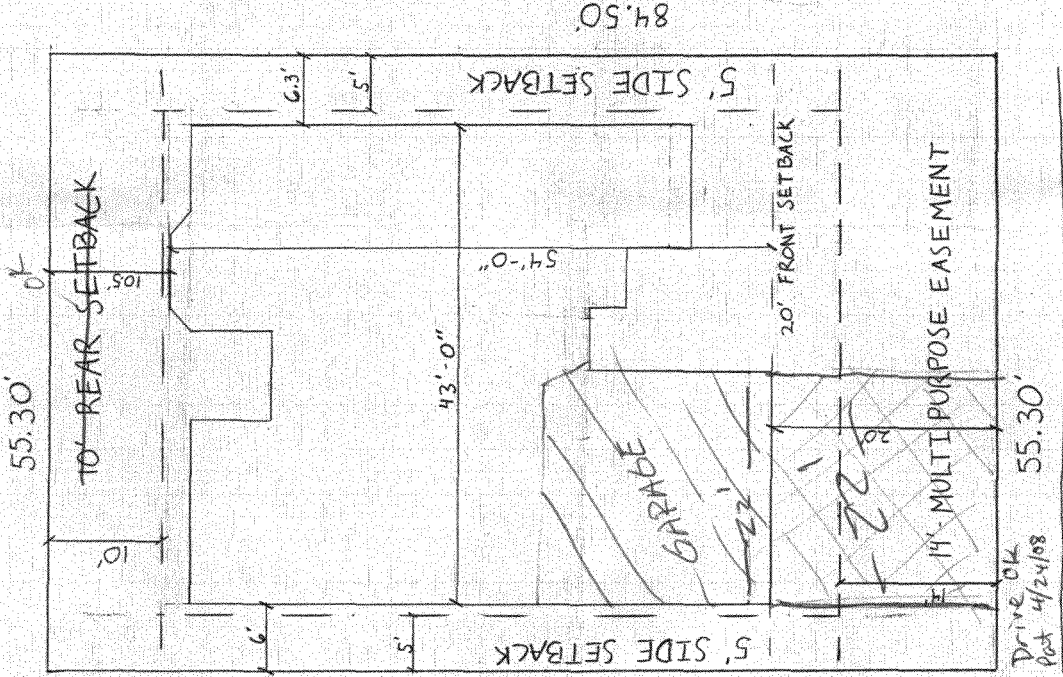
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4/14/08
 Department Approval [Signature] Date 4/24/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21001</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/29/08</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)



As shown on all

COUNTRYPLACE ESTATES
 LOT 2
 403 BEARDANCE
 LOT: 4673 SQUARE FEET
 HOUSE: 1,473 SQ. FT.
 GARAGE: 509 SQ. FT.

4-29-08

ACCEPTED *For Plat Develp-4/2/08*
 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.

BEARDANCE DRIVE

SITE PLAN $\frac{1}{8}'' = 1'-0''$
 403 BEARDANCE

