

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. M

Building Address 2926 Brook View Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-39-015 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2299
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8115
 Filing 1 Block 4 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000 + 682 + 18 + 130 = 3830
 Height of Proposed Structure 19 Ft. 47⁹/₁₆

OWNER INFORMATION:

Name Chris & Amanda Potter
 Address 2521 Van Buren Ave
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Sundance Properties
 Address 2350 G Road
 City / State / Zip Grand Junction, CO 81505
 Telephone (970) 255-8853

***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>PD</u> <small>(Engineer's Initials)</small>	<u>not in floodplain</u>

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 Amanda Potter Date 6-12-08
 Department Approval PD Paul Horvath Date 6/16/08

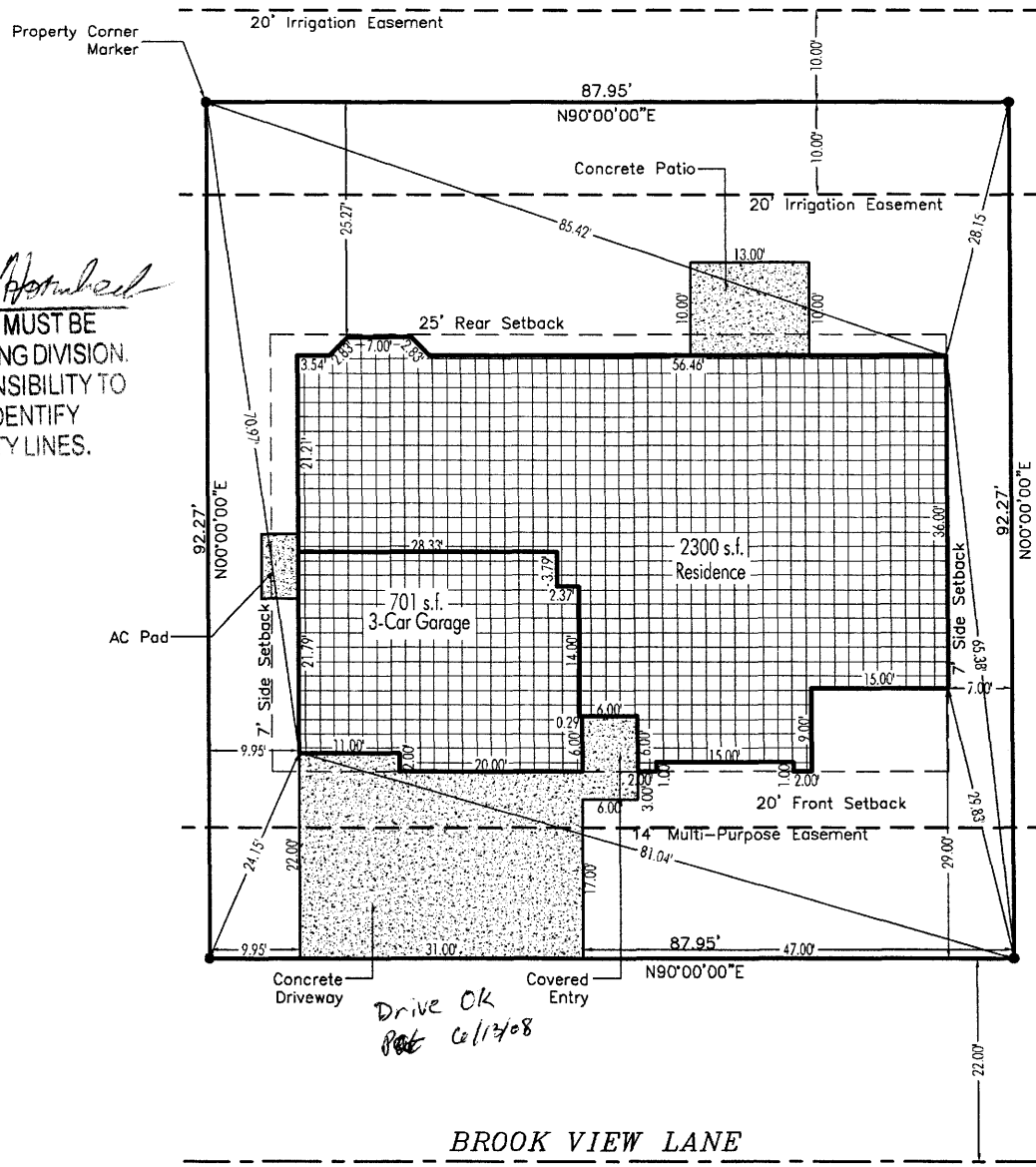
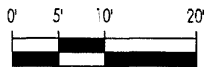
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMSP TAP #5/60</u>
Utility Accounting <u>Clue</u>	Date <u>6/17/08</u>

ACCEPTED *PO Paul Hornbush*
 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.



Graphic Scale

Scale: 1" = 20'



*Drive OK
 Pat 6/17/08*

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