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

BLDG PERMIT NO. _____

Building Address 2305 Pleasant Run Cir.
 Parcel No. 2945-014-09-032
 Subdivision Spring Valley
 Filing 5 Block 5 Lot 1

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2274 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bob Williams
 Address 2305 Pleasant Run Cir.
 City / State / Zip Grand Junction, Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Warley Construction
 Address P.O. Box 1014
 City / State / Zip Clifton, Co. 81520
 Telephone 970-433-0644

NO WTR / SWR charge. Included Breezeway -
 *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 PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES ✓ NO _____
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO ✓
 Maximum Height of Structure(s) 35' ~~Parking Requirement~~ Enclose Breezeway
 Voting District _____ Driveway Location Approval _____ Special Conditions Interior Remodel only
 (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 7-18-08
 Planning Approval Dayleen Henden Date 7-18-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>NO SWR / WTR charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/18/08</u>		