

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2929 River Bend Lane No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-292-39-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2925  
 Subdivision River-View Estates Sq. Ft. of Lot / Parcel B114  
 Filing 1 Block 4 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2924 + 759 = 3683 45%  
 Height of Proposed Structure 18 ft

**OWNER INFORMATION:**

Name Stephen W Gerow  
 Address 1334 21 Rd  
 City / State / Zip Grd Jct CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Stephen W Gerow  
 Address 1334 21 Rd  
 City / State / Zip Grd Jct CO 81505  
 Telephone (970) 260-5401

**\*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>	<b>PAID</b>	
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>E</u>	Driveway Location Approval <u>PH</u> (Engineer's Initials)	<b>PH</b>	

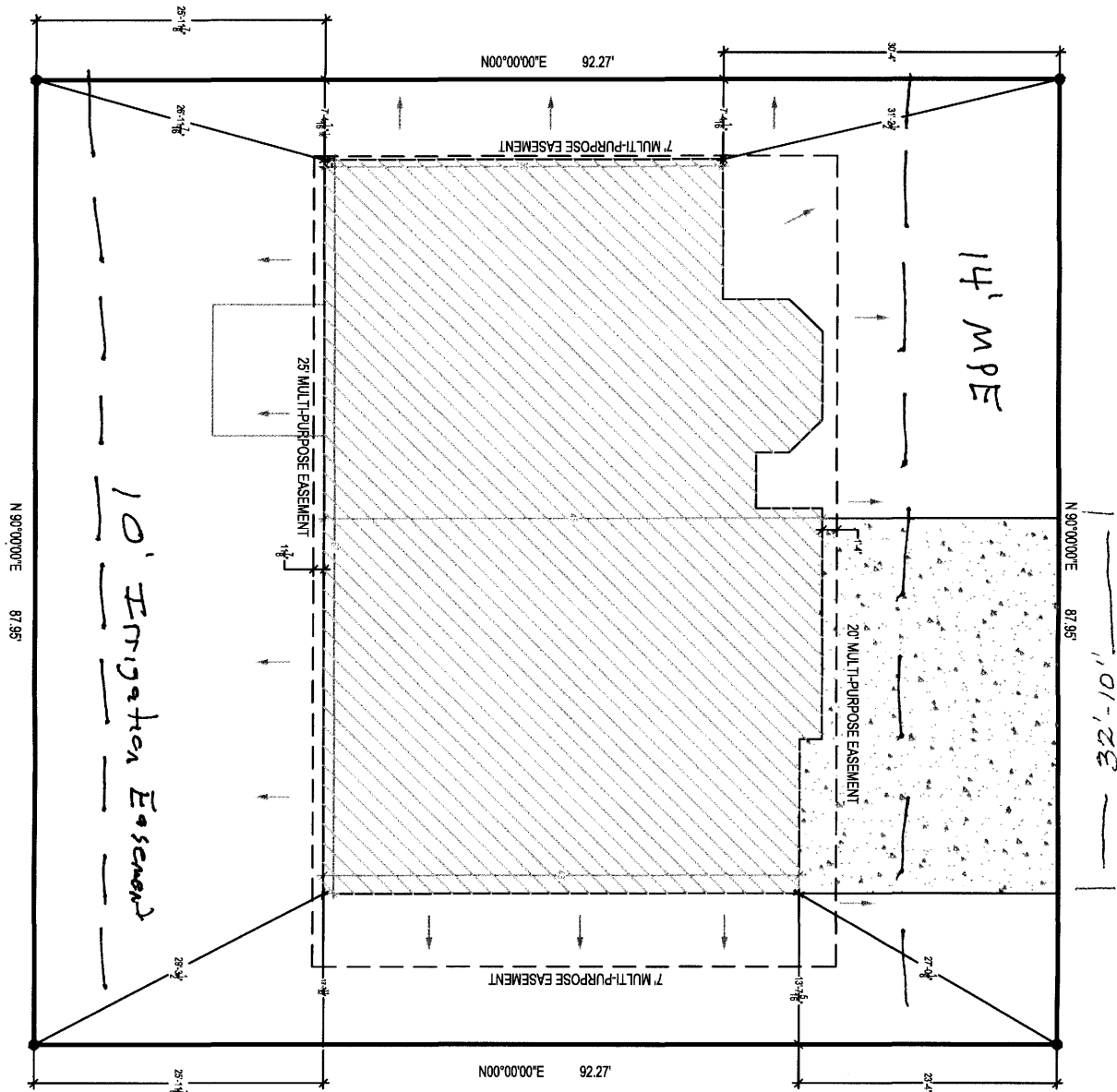
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Stephen W Gerow Date 2/19/08  
 Department Approval PH Pat Dunlap Date 2/21/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PP OMSD</u>
Utility Accounting <u>C Beuseley</u>	Date <u>2/25/08</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)



*10' Irrigation Easement*

*14' MPE*

*Drive CK  
Pat 2/21/08*

*32'-10"*

**ACCEPTED PH** *Pat Dunlop 2/24/08*  
 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.

FILED	7
BLOCK	4
LOT NUMBER	7
LOT SIZE	011,400 sq. ft.
LIVING AREA	2,955 sq. ft.
GARAGE	795 sq. ft.
TOTAL AREA	2954 sq. ft.

<b>C1</b>	Scale: 16" = 1' Date: 2/4/08 2/9/08 ADT		<b>The Ponderosa</b> 2929 River Bend Lane - Grand Junction, CO. 81503 Steve Gerow - 970-260-5401	 Advanced Drafting Technicians <b>Drafting and Design</b> <small>1000 North 8th Suite #33          Grand Junction CO 81501          Phone (970) 243-8888 Fax (970) 243-4521</small>
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