

FEE \$	500
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

15548-9872

Building Address 1912 SPRING VALLEY CIR No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-014-10-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision SPRING VALLEY Sq. Ft. of Lot / Parcel _____
 Filing 2 Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DAVID & ANNE SKINNER
 Address 1912 SPRING VALLEY CIR.
 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): Sunroom

APPLICANT INFORMATION:

Name COVENANT HOMES
 Address PO Box 1921
 City / State / Zip GJ, CO 81502
 Telephone 970 241 7797

***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 R-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (Engineer's Initials)

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 23 Jan 08

Department Approval [Signature] [Signature] Date 1/23/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Sunroom

Utility Accounting [Signature] Date 1/23/08

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)

1912 Spring Valley Circle



2344707230

1931 DABBERLY CT

1931 DABBERLY CT

1902 SPRING VALLEY CIR

1912 SPRING VALLEY CIR

1922 SPRING VALLEY CIR

1933 SPRING VALLEY CIR

PD
Angela Henderson

1/23/08

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY SETBACKS AND PROPERTY LINES.

