

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 421 Allison Way
 Parcel No. 2943-164-21-011
 Subdivision River Run
 Filing NA Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1098
 Sq. Ft. of Lot / Parcel 5266 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2305 sq ft 43%
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct
 City / State / Zip Grand Jct Co 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

PAID

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / Zip Grand Jct Co 81505
 Telephone 248-8511

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

JAN 27 2009

NOTES: Engineered foundation Required

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 <u>R-8</u>	Maximum coverage of lot by structures <u>10%</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	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District <u>C</u> Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>Engineered foundation Required</u>

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] Grace Homes Date 1-15-09
 Planning Approval [Signature] Lynn Regalot Date 1-16-09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21326</u>
Utility Accounting <u>[Signature] Bensley</u>	Date <u>1/27/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

