

42

FEE \$	10 ⁰⁰
TCP \$	2534 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2924 Brook View Ln. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-39-016 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1803
 Subdivision River View Sq. Ft. of Lot / Parcel 8114
 Filing 1 Block 4 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2728
 Height of Proposed Structure 18' 7"

OWNER INFORMATION:

Name Mountain Coast Properties
 Address 1813 Branding Iron Ct.
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mountain Coast Properties
 Address 1813 Branding Iron
 City / State / Zip Fruita, CO 81521
 Telephone (970) 985-2315

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC) **PAID**
- Manufactured Home (HUD)
- Other (please specify): DEC 01 2009

NOTES: ACCO APPROVAL TB

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval PD Special Conditions ACCO APPROVAL Required
 (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).

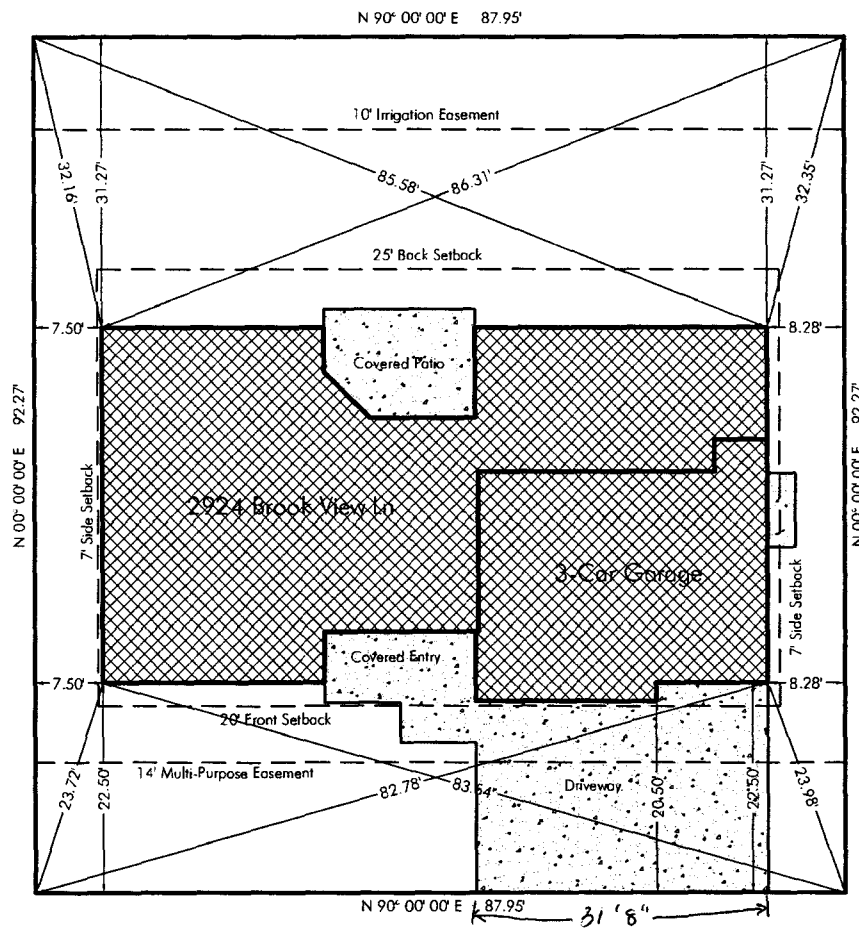
Applicant Signature _____ Date 11-30-09
 Planning Approval PD C. McKee Date 12/2/09

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

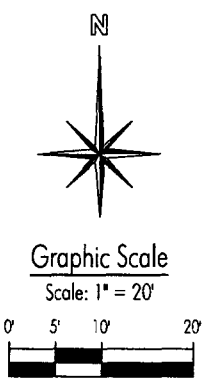
Utility Accounting T. Benseley Date 12/9/09

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)

Lot 16, Block 4, Riverview Estates



ACCEPTED *CP McKee*
 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 UTILITY LINES.



*Driveway OK
 Pat 12/109*

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