

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

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

BLDG PERMIT NO. _____ *JK*

Building Address 2999 Debra St Unit B No. of Existing Bldgs _____ No. Proposed 2
 Parcel No. 2943 29 10 001 (Parent) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1250x2
 Subdivision Monarch Ridge Sq. Ft. of Lot / Parcel 8898 for both
 Filing 1 Block 1 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Eric Lederer
 Address 2627 New Orchard
 City / State / Zip 65 Co 61509

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAG Custom Homes
 Address 603 26 1/4 rd
 City / State / Zip 65 Co 61506
 Telephone 970-201-1853

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 1/2 of Duplex *4m GH r/m*

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "E" Driveway Location Approval GH Special Conditions Engineered Foundations Req'd
(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 4/17/09
 Planning Approval GH C. McKee Date 4/13/09

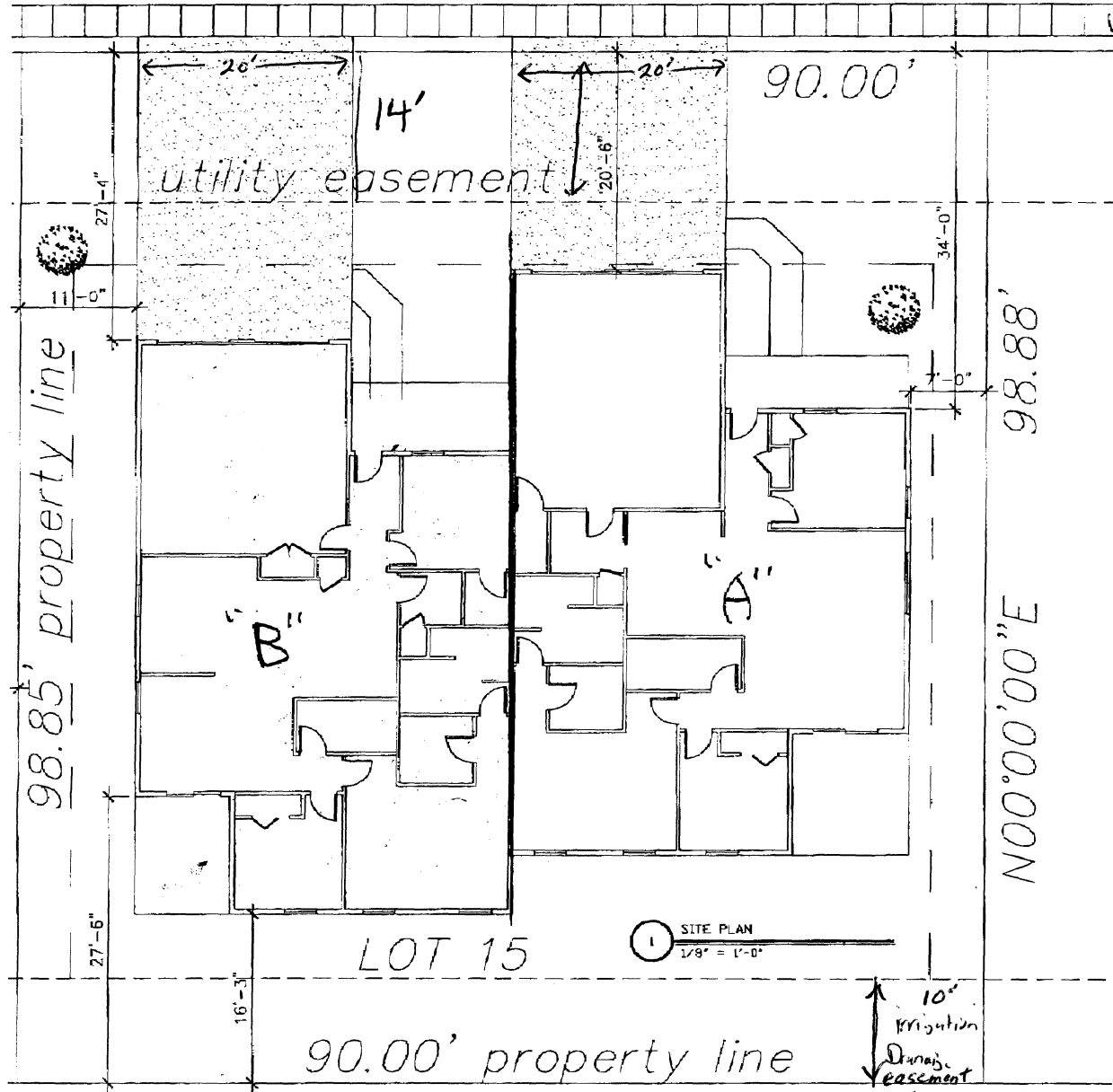
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>21381</u>
Utility Accounting <u>GH</u>	Date <u>4/15/09</u>		

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)

DEBRA ST.

WALKWAY

SECT. 28
4816.4
P.O.



SETBACKS
 FRONT / NORTH = 20'-6"
 REAR / SOUTH = 16'-3"
 SIDE/EAST = 7'-0"
 SIDE/WEST = 11'-0"

ACCEPTED *PH* *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 PROPERTY LINES.

2999 DEBRA ST. UNIT 'B'
 DRIVE IS 20' WIDE @ STREET
 SCALE IS APPROX 1/16" = 1 FOOT

MONARCH RIDGE
CRESCENT
SITE PLAN