

FEE \$ 10.00
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO. _____

Ref # 39765-0

Building Address 2895 West Hermosa Ct No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2943 064-36009 Sq. Ft. of Existing Bldgs 2004 Sq. Ft. Proposed _____
 Subdivision Indian Wash II Sq. Ft. of Lot / Parcel _____
 Filing II Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name CARROLL FLY
 Address 2895 West Hermosa Ct
 City / State / Zip Grand Junction, CO

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

APPLICANT INFORMATION:

Name DURA SYSTEMS LLC
 Address 269 VILLAGE LN
 City / State / Zip GRAND JUNCTION, CO
 Telephone 245 6898

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

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>PD</u>		Maximum coverage of lot by structures <u>35%</u>	
SETBACKS: Front <u>14' prin</u> <u>20' garage</u> from property line (PL)		Permanent Foundation Required: YES <u>✓</u> NO _____	
Side <u>10'</u> from PL Rear <u>5'</u> from PL		Floodplain Certificate Required: YES _____ NO <u>✓</u>	
Maximum Height of Structure(s) <u>32'</u>		Parking Requirement <u>2</u>	
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

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.

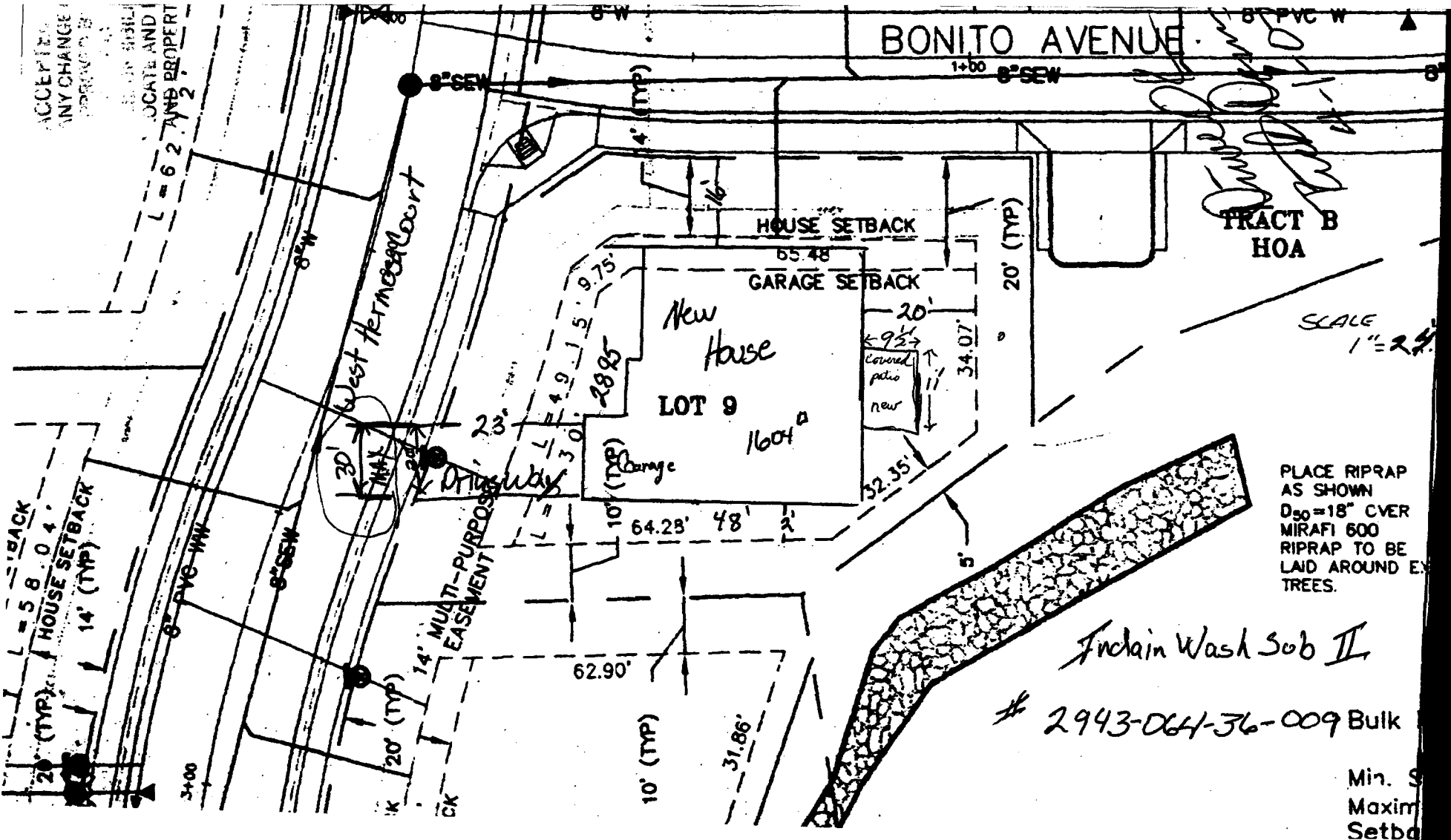
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature William Tiefenbach Date 5-26-09
 Planning Approval Dayleen Henderson Date 5-26-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>NO change</u>
Utility Accounting	Date <u>5-26-09</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)

52609 Gayles Henderson
 ACCEPTED
 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.



Handwritten signature
 TRACT B
 HOA

SCALE
 1" = 20'

PLACE RIPRAP AS SHOWN
 D₅₀ = 18" CVER
 MIRAFI 600
 RIPRAP TO BE LAID AROUND EXISTING TREES.

Inchain Wash Sub II
 # 2943-064-36-009 Bulk

Min. S
 Maxim
 Setba