FEE\$	/0
TGP(\$	2,554
SIF\$	460

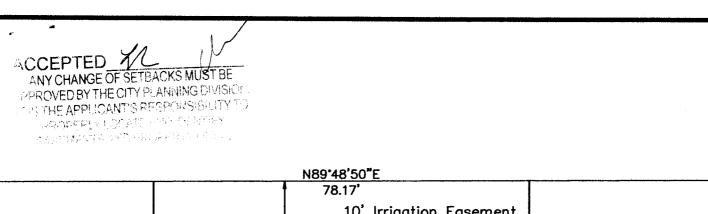
PLANNING CLEARANCE

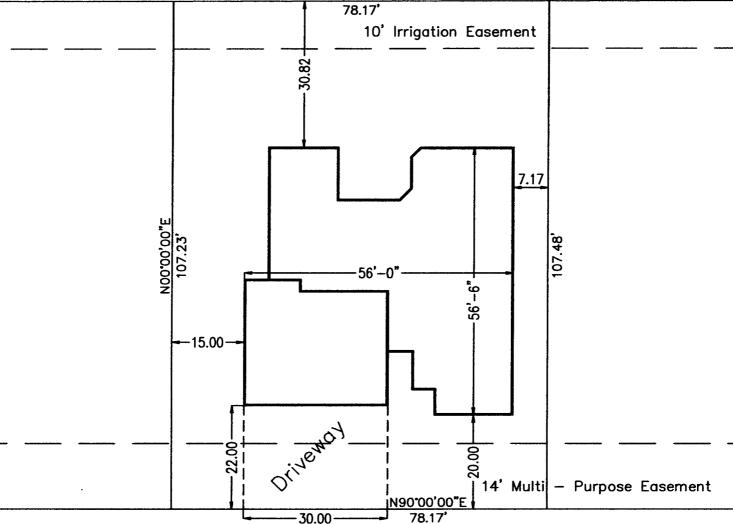
BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address <u>2908 Kiver Bend Li</u>	No. of Existing Bldgs No. Proposed	
Parcel No. 2943 - 292 - 38 - 005	Sq. Ft. of Existing Bldgs <u>N/A</u> Sq. Ft. Proposed <u>2, 709</u>	
Subdivision Riverview Estates	Sq. Ft. of Lot / Parcel 8, 392 sq. ft.	
Filing Block 3 Lot 5	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3, 706 50, Ft.	
OWNER INFORMATION:	(Total Existing & Proposed) 3, 706 5 q. ft. 44 /	
Name First Assembly	DESCRIPTION OF WORK & INTENDED USE:	
Address 402 Grand Ave	New Single Family Home (*check type below) Interior Remodel	
City / State / Zip GJ, CO 81501	Other (please specify):	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:	
Name First Assembly	Site Built	
Address 402 Grand Ave	Other (please specify):	
City / State / Zip	NOTES: 970-250-0819	
Telephone 970 - 243 - 0731	ACCO APPROVER REQ'D	
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.		
	PLETED BY PLANNING STAFF	
ZONE R-4	Maximum coverage of lot by structures	
SETBACKS: Front 20 from property line (PL)	Permanent Foundation Required: YESNO	
Side from PL Rear _25 from PL	Floodplain Certificate Required: YESNO	
Maximum Height of Structure(s)35	Parking Requirement	
Voting District E Driveway Location Approval (Engineer's Initials)	Special Conditions ACCO APPROVAL REQ'O	
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 11/23/09	
Planning Approval 12 MCLL Date 11/24/29		
Additional water and/or sewer tap fee(s) are required: NO WONG.		
Utility Accounting Olio Jaco	ver Date (1-30-09	
VALID FOR SIX MONTHS FROM DATE OF ISEUANCE (Sei (White: Planning) (Yellow: Customer) (Pink:	ction 2.2.C.4 Grand Junction Zoning & Development Code) Building Department) (Goldenrod: Utility Accounting)	





RIVER BEND LANE

2908 River Bend Lane

Lot 5 of Block 3

(Approx. 8,392 Sq. Ft.)

Tax ID: 2943-292-38-005

Riverview Estates



0 10 20

Scale: 1"=20'