

FEE \$ 10⁰⁰
 -TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

IV Zoning
Deferred Fees

Building Address 2805 Victoria Dr.
 Parcel No. 2943-301-35-005
2943-301-35-004
 Subdivision Unawep Heights
 Filing 3 Block 445 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4,332
 Sq. Ft. of Lot / Parcel .528
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 9,986
 Height of Proposed Structure < OR = 35'

OWNER INFORMATION:

Name Unawep Heights LLC
 Address 480 W. Park Dr. #200
 City / State / Zip Grand Junction, CO
81505

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

APPLICANT INFORMATION:

Name Western Constructors Inc.
 Address 480 W. Park Dr #200
 City / State / Zip Grand Junction, CO
81505
 Telephone (970)241-5457

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

NOTES: _____

FEES DEFERRED
 MAR 17 2010

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-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>3</u>		
Voting District <u>E</u> Driveway Location Approval <u>EX</u> (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 Alison Mendelson Date 12/29/09
 Planning Approval Paula Costello Date 12/29/09

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. PD (M/S/D) _____
Utility Accounting <u>U. Bentley</u>	Date <u>12/29/09</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)

