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|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ <u>—</u> |
| SIF \$ <u>—</u> |

"other"

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. MSP 2009-249

\$8064.00 by 12/31/09

\$8928.00 after 12/31/09

PIF Due w/ planning clearance to build

Building Address 2825 Victoria Dr

Parcel No. 2943-301-35-005
2943-301-35-004

Subdivision Unawlep Heights

Filing 3 Block 45 Lot 3

OWNER INFORMATION:

Name Unawlep Heights LLC

Address 480 W. Park Dr #200

City / State / Zip Grand Junction, CO 81505

APPLICANT INFORMATION:

Name Weston Constructors Inc.

Address 480 W. Park Dr #200

City / State / Zip Grand Junction, CO 81505

Telephone (970) 241-5457

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4332

Sq. Ft. of Lot / Parcel .528

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure ≤ or = 35"

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

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

PAID
DEC 21 2009

NOTES: Foundation Only

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 NO

Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 35 Parking Requirement 3

Voting District E Driveway Location Approval EH (Engineer's initials) Special Conditions Foundation only

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 Henderson Date 12/16/09

Planning Approval Antonia Costello Date 12/16/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. see above note MSP paid

Utility Accounting T. Bensley Date 12/21/09

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)