

E. PCR-2010-270

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	400 ⁰⁰

BLDG PERMIT NO.

PLANNING CLEARANCE

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

Building Address 2846 Grand Falls Dr
 Parcel No. 2943-072-73-001
 Subdivision New Falls
 Filing _____ Block 7 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2629.37
 Sq. Ft. of Lot / Parcel 12,345
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,598 283275 ²²⁷⁰
 Height of Proposed Structure 2 story

OWNER INFORMATION:

Name Miller Marans LLC
 Address 1237 Brookcliff Ave #E6
 City / State / GJ CO 81501

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / _____
 Telephone (970) 250-5236

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

PAID

NOTES: OCT 22 2010
RS

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 _____		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>10</u> from PL Rear <u>0</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>		
Voting District <u>D</u> Driveway Location Approval _____	Special Conditions _____		
(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 [Signature] manager Date 10/21/2010

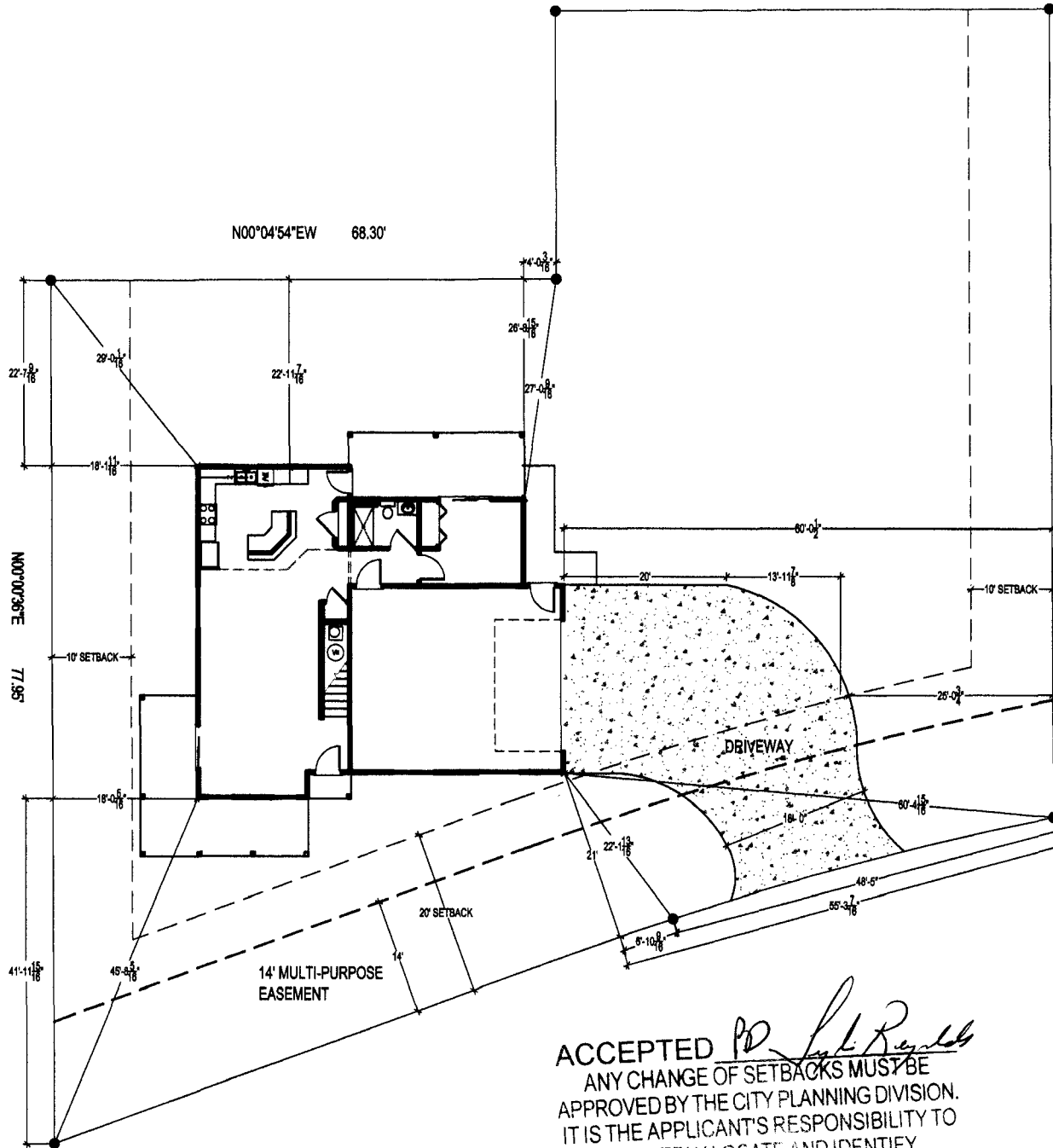
Planning Approval PD [Signature] Date 10/21/2010

Additional water and/or sewer tap fee(s) are required: <u>(YES)</u> NO	W/O No. <u>21790</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-22-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



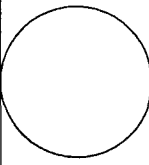
New Falls	
FILING	-
BLOCK	1
LOT NUMBER	1
LOT SIZE	12,345 sq. ft.
LIVING AREA	2030.91 sq. ft.
GARAGE	598.46 sq. ft.
TOTAL AREA	2629.37 sq. ft.
Covered Concrete Area	638.75 sq. ft.
Uncovered Concrete Area	--- sq. ft.



ACCEPTED *[Signature]*
 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



2846 Grand Falls Dr.
 Palisade, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: sjsr
 REV Date: 9/17/10
 Date: 9/16/10
 Scale: 1" = 20'

Site Plan
 Sheet C1