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

BLDG PERMIT NO. _____

*Existing (not)
46658-0*

Building Address 2859 1/2 GRAND FALLS DRIVE
 Parcel No. 2943-071-22-008
 Subdivision THE LEGENDS
 Filing TWO Block 3 Lot 8

No. of Existing Bldgs UPPER FIN - 1,646
 No. Proposed _____
 Sq. Ft. of Existing Bldgs LOWER UNFIN 1,423
 Sq. Ft. Proposed 639
 Sq. Ft. of Lot / Parcel 6,482.2 Sq. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name KRISTI BENT
 Address 2859 1/2 GRAND FALLS DRIVE
 City / State / Zip GRAND JUNCTION, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name KRISTI BENT
 Address 2859 1/2 GRAND FALLS DRIVE
 City / State / Zip GRAND JUNCTION, CO 81501
 Telephone 970-270-7286

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): (1) Full BATH, CANNING KITCHEN. (2) NEW WINDOWS

NOTES: _____

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>15'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2</u>		
Voting District <u>D</u>	Driveway Location Approval <u>BH</u> <small>(Engineer's Initials)</small>	Special Conditions _____	PAID

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] Date 04/23/10
 Planning Approval [Signature] Date 4-23-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/23/10</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)