

Recp 36013

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

PCR-2011-477

Public Works & Planning Department

Building Address 2084 Link Ln ⁸¹⁵⁰⁷
 Parcel No. 2947-271-60-007
 Subdivision Fairway Villas
 Filing Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1 ^{2,558}
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 3182 7136
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3182 ^{44%}
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name LARRY HOL HEATH
 Address 605 25th St.
 City / State / 63, CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAMIEN LOY
 Address 314 Laurel Ln.
 City / State / 63, CO. 81505
 Telephone 216-7387

*TYPE OF HOME PROPOSED:

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

NOTES: NEW HOUSE

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> (R-8 default)	Maximum coverage of lot by structures	<u>70%</u>
SETBACKS: Front	<u>20/25</u> from property line (PL)	Permanent Foundation Required:	YES <u>X</u> NO <u> </u>
Side	<u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required:	YES <u> </u> NO <u>X</u>
Maximum Height of Structure(s)	<u>40</u>	Parking Requirement	<u>2</u>
Voting District	<u>A</u>	Special Conditions	<u> </u>
Driveway Location Approval	<u>PD</u> (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).

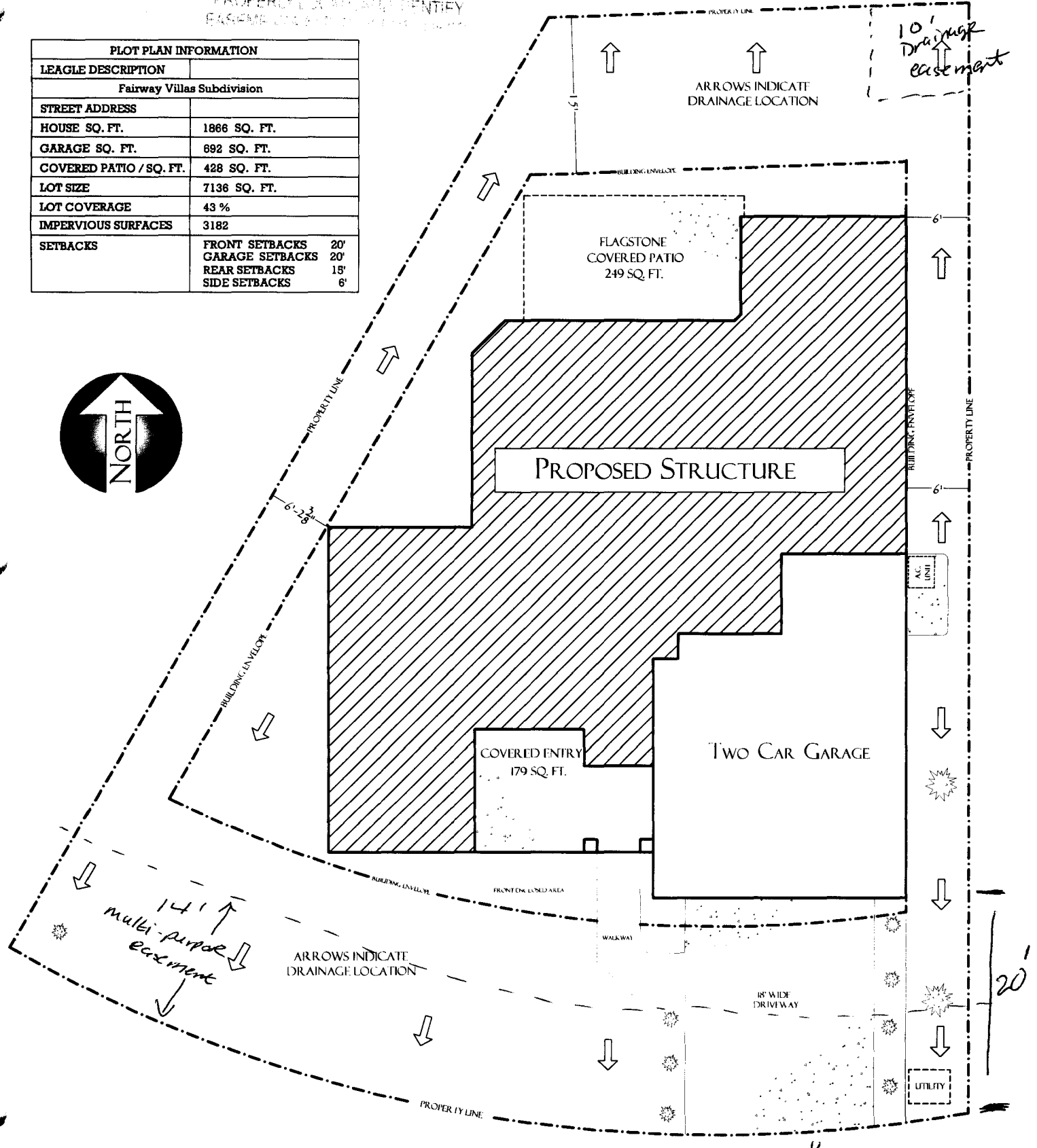
Applicant Signature Damien Loy Date 11/23/10
 Planning Approval PD Lt. Ryck Date 11/29/10

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>21814</u>
Utility Accounting <u> </u>	Date	<u>11-30-10</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)

ACCEPTED *D. Linda Ryals* 11-30-10
 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 ENCUMBRANCES.

PLOT PLAN INFORMATION	
LEAGLE DESCRIPTION	Fairway Villas Subdivision
STREET ADDRESS	
HOUSE SQ. FT.	1866 SQ. FT.
GARAGE SQ. FT.	892 SQ. FT.
COVERED PATIO / SQ. FT.	428 SQ. FT.
LOT SIZE	7136 SQ. FT.
LOT COVERAGE	43 %
IMPERVIOUS SURFACES	3182
SETBACKS	FRONT SETBACKS 20' GARAGE SETBACKS 20' REAR SETBACKS 18' SIDE SETBACKS 6'



Driveway OK
 Pat 11/29/10