

PLR-2011-556

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

PLANNING CLEARANCE

BLDG PERMIT NO. 10-00608

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

ZONING

~~DEFERRED FEES~~

Building Address 2097 Link Lane
 Parcel No. 2947-271-58-002
 Subdivision Fairway Villas Sub.
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1580
 Sq. Ft. of Lot / Parcel 6925
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2528 **36%**
 Height of Proposed Structure 14 ft 6 in

OWNER INFORMATION:

Name Duane Koehler
 Address 2943 Trinity Peaks Way
 City / State / Zip Grand Jet, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Duane Koehler
 Address 2943 Trinity Peaks Way
 City / State / Zip Grd Jet CO 81504

*TYPE OF HOME PROPOSED:

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

Telephone 970-243-8092 cell - 970-261-4293

NOTES: **FEES DEFERRED**

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 PD (R8) Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) ~~14~~ 35' Parking Requirement 2
 Voting District A Driveway Location Approval PD Special Conditions paid 12/17/10
 (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 Duane Koehler Date 3-17-2010

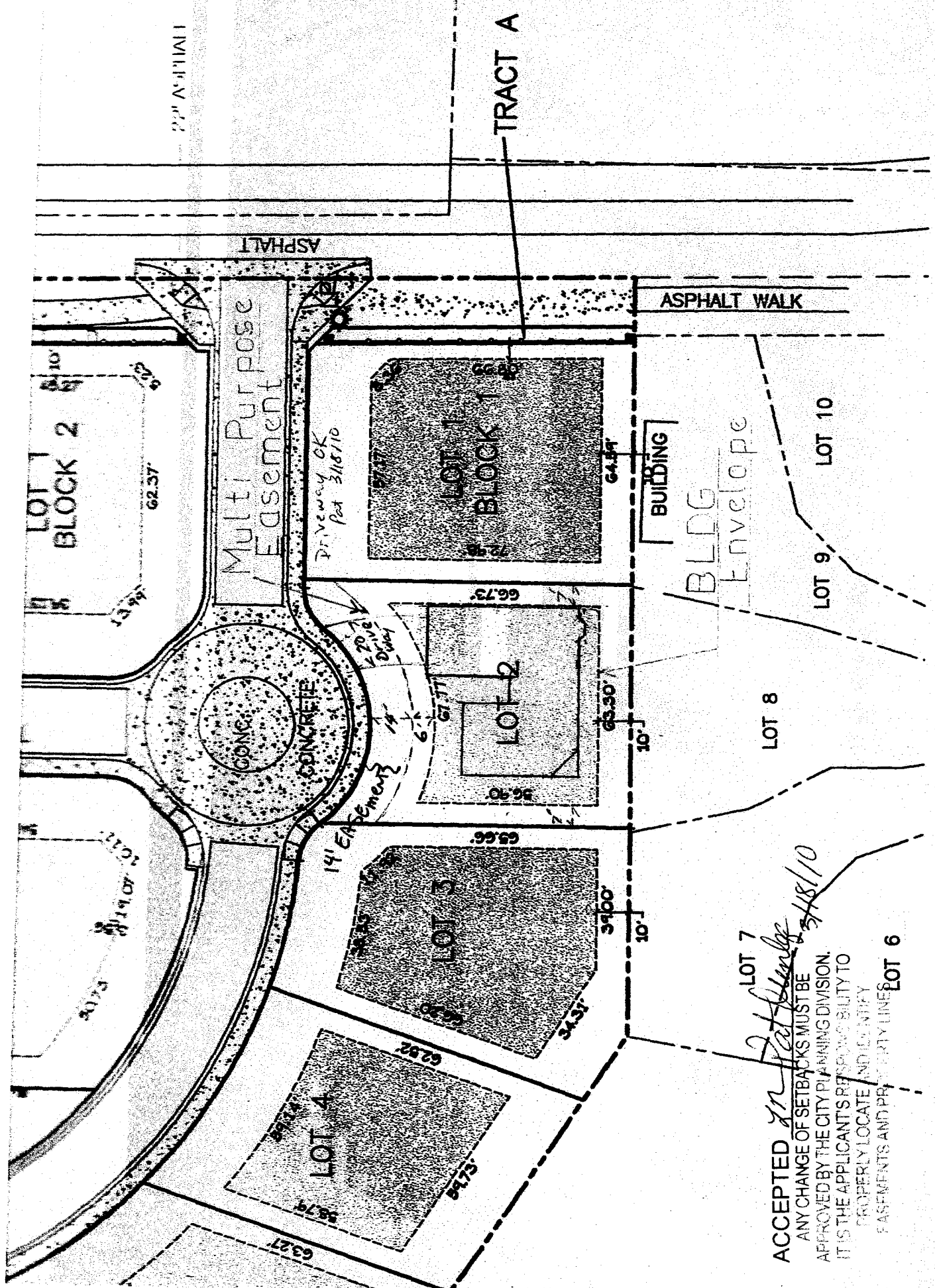
Planning Approval Pat Dunlap Date 3/18/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21628

Utility Accounting Due me Date 3/23/10

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)

~~DEFERRED FEES~~



22" ASPHALT

TRACT A

LOT 1
BLOCK 2

Multi Purpose
Easement

Pr. View OK
Pat 3118110

LOT 1
BLOCK 1

ASPHALT WALK

BLDG
Envelope

LOT 9 LOT 10

CONCRETE
CONCRETE

LOT 2

LOT 8

14' Easement

LOT 3

LOT 7

LOT 4

Pat 3118110

ACCEPTED in Pat 3118110
 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 LOT 6

LOT 6