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

BLDG PERMIT NO. _____

Building Address 2466 ROARING FORK DR.
~~1112 332 1112~~
 Parcel No. 2701-334-29-002
 Subdivision North Valley
 Filing 4 Block 2 Lot 4

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 1869 Sq. Ft. Proposed 468
 Sq. Ft. of Lot / Parcel 10,018.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3087
 Height of Proposed Structure 12'-15'

OWNER INFORMATION:

Name Ron Collins
 Address 2466 ROARING FORK DR.
~~1112 332 1112~~
 City / State / Zip GRAND Jct, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name M. Fenske-Const. LLC
 Address 6600 KANNAH CREEK RD
 City / State / Zip Whitewater, CO, 81527
 Telephone 970-242-7765

***TYPE OF HOME PROPOSED:**

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

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>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	PAID TB

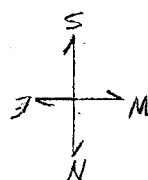
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 5-4-2010
 Planning Approval [Signature] Date 5/4/10

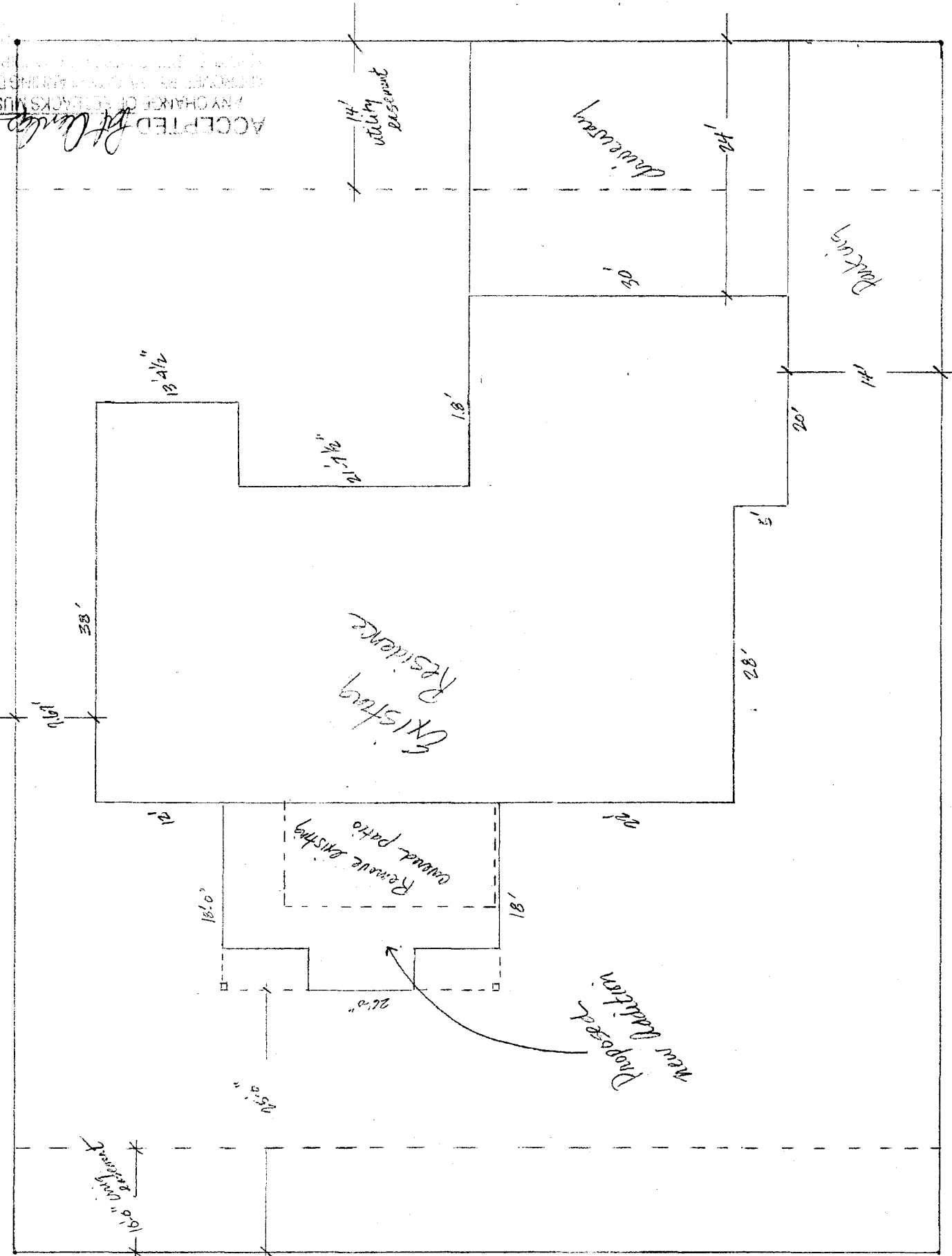
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>5/4/10</u>	

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)



Plot Plan
2466 Roaring Fork Dr. - 69

Lot 2 Block 4 North Valley #2
Tax SA # 2701-334-29-002
Zone R-5



ACCEPTED *St. Vincent style*
ANY CHANGE OF STAIRS MUST BE
APPROVED BY THE PLANNING DIVISION.
DATE: 11/11/10

Roaring Fork Dr.