

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 280 Twin Forks Place No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-39-018 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2050
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8016 #
 Filing 1 Block 4 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 36%
 Height of Proposed Structure 15'-9"

OWNER INFORMATION:

Name Sonshine II
 Address 2350 G Road
 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 Blue Star Construction
 Address 2350 G Road
 City / State / Zip Grand Junction CO 81505
 Telephone 970-255-8853

***TYPE OF HOME PROPOSED:**

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

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District E Driveway Location Approval bid 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 John Sullivan Date 6-9-10
 Planning Approval Pat Overly Date 6/9/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PAOMS</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/9/10</u>		

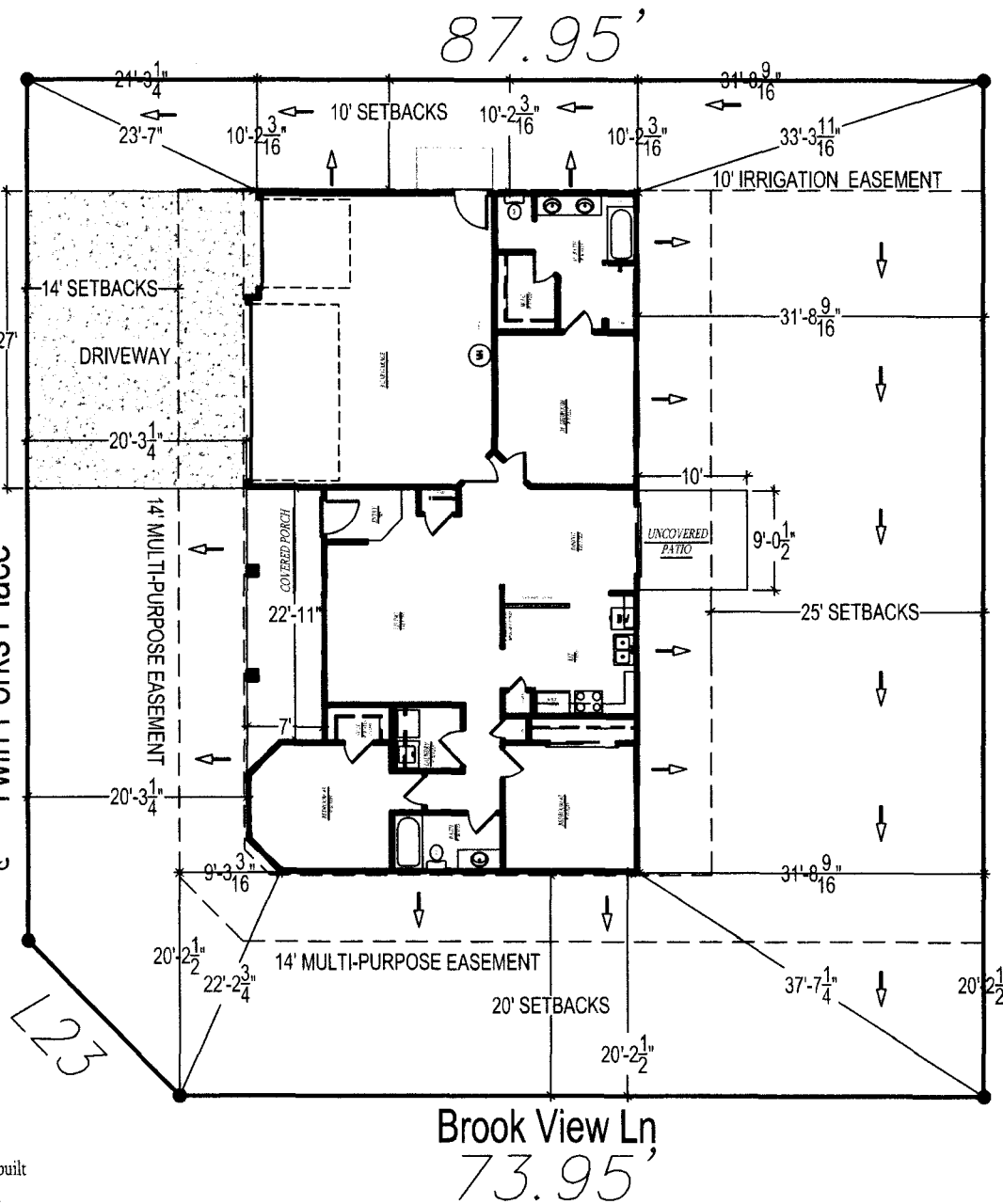
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



RiverView Subdivision	
FILING	1
BLOCK	4
LOT NUMBER	18
LOT SIZE	8016 sq. ft.
LIVING AREA	1456.58 sq. ft.
GARAGE	593.48 sq. ft.
TOTAL AREA	2050.06 sq. ft.
Covered Concrete Area	164.91 sq. ft.
Uncovered Concrete Area	90.36 sq. ft.

*Driveway ok
P3
Henderson*

78.27'
Twin Forks Place



ACCEPTED *Pat DeLong 6/14/10*
 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 PROPERTY LINES.

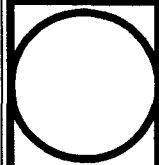
I Hereby Certify that this plan Represents true and Accurate As-built Elevations and Dimensions on this ____ Day of ____

 Certifiers Signature Mc Permit Number

Brook View Ln
 73.95'

ADT
 Advanced Drafting Technicians, LLC
 Drafting and Design
 1000 N. 10th St., Suite 200
 Grand Junction, CO 81504
 Phone: (970) 241-1111

280 TWIN FORKS PLACE
 Grand Junction, CO. 81504



Revisions	
1	
2	
3	
4	
5	

Drawn By: **ADT**
 REV Date: **6/3/10**
 Date: **5/28/10**
 Scale: **1/16" = 1'**

Floor Plan
 Sheet **A1**