

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address H32 Athchs Way

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-183-08-008

Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 3000

Subdivision Renaissance

Sq. Ft. of Lot / Parcel 10492

Filing _____ Block 2 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Gary + Lucinda Cokerell

DESCRIPTION OF WORK & INTENDED USE:

Address 2441 Bella Pago Dr

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

City / State / Zip Grand Junction, CO 81503

APPLICANT INFORMATION:

Name Austin and Augusta

***TYPE OF HOME PROPOSED:**

Address 2441 Bella Pago Dr

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

City / State / Zip Grand Junction, CO 81503

Telephone 970-243-1985

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"A"</u>	Driveway Location Approval <u>U</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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).

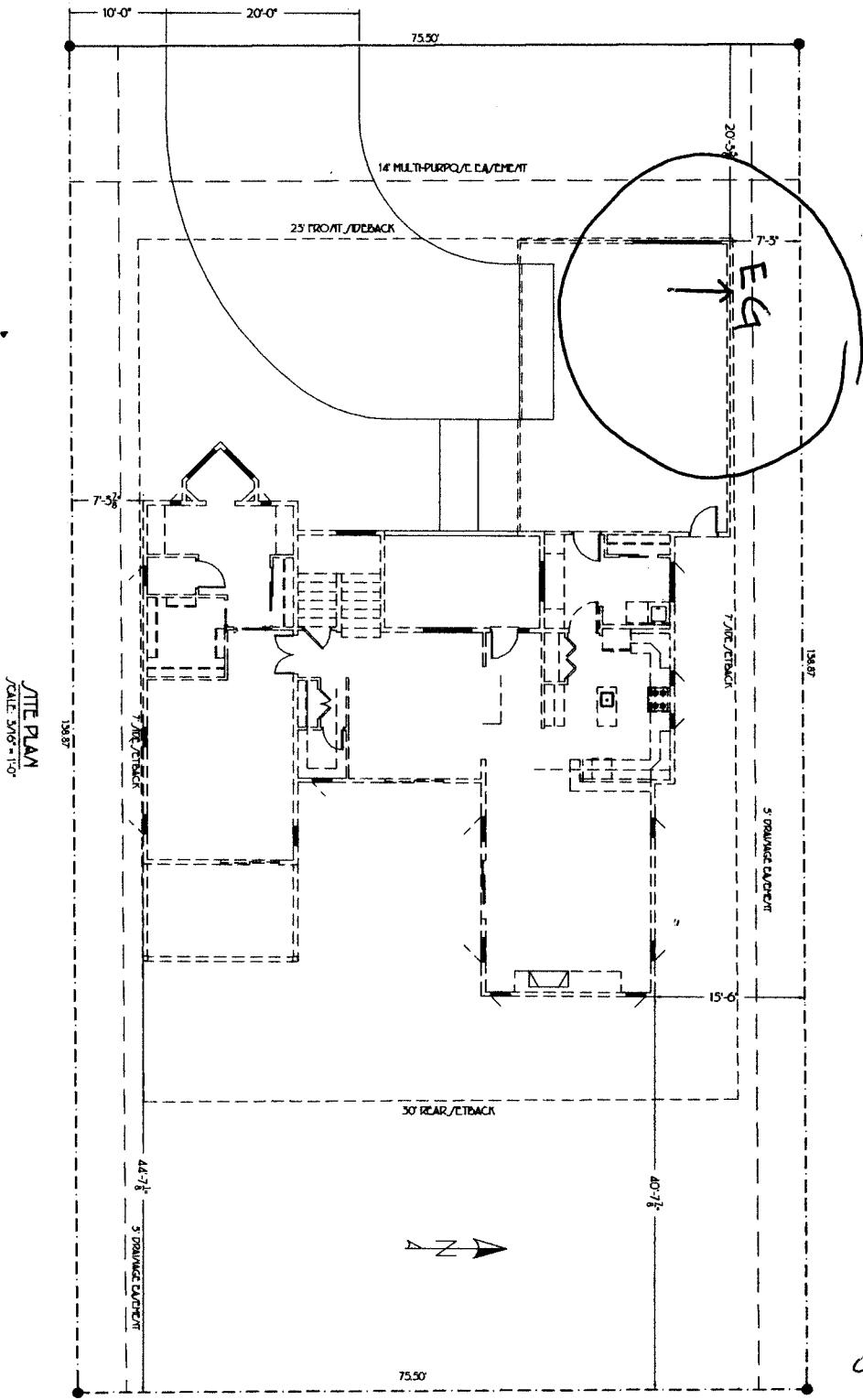
Applicant Signature [Signature] Date 8/9/04

Department Approval [Signature] Date 8-16-04

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>7543</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/16/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ATHENS WAY



SITE PLAN
SCALE 3/16" = 1'-0"

8-16-04 *Gayleen Henderson*

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

8/19/04

COCKERELL LOT 8, BLOCK 2 VISTA VALLEY	AUSTIN & AUGUSTA DESIGN AND CONSTRUCTION MANAGEMENT, INC. 2441 BELLA PAGO DRIVE GRAND JUNCTION, CO Phone: 970-243-1985 Fax: 970-243-9622 www.austinandaugusta.com	INTERMOUNTAIN DRAFTING SERVICES 608 ENTRADA, T. GRAND JUNCTION, CO 970-243-2077 970-264-7265	COCKERELL SITE PLAN REV/NOV/04 1 2 3 4 5 6 7 8 9 10
	DATE: 04/28/04 SCALE: AS NOTED ACCI AS	DRAWN BY: DR DATE: 04/28/04 SCALE: AS NOTED ACCI AS	608 ENTRADA, T. GRAND JUNCTION, CO 970-243-2077 970-264-7265