

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2940 MARGARET DR. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-293-34-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1980  
 Subdivision CHIPETA WEST Sq. Ft. of Lot / Parcel 8,721  
 Filing 1 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~EXISTING~~ PROPOSED = 2,925  
 Height of Proposed Structure ~~18' 7 3/16"~~ 18' 7 3/16"

**OWNER INFORMATION:**

Name RONALD NUNN  
 Address 521 SARA LANE  
 City / State / Zip CLIFTON, CO 81520

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name RON NUNN  
 Address 521 SARA LANE  
 City / State / Zip CLIFTON, CO 81520  
 Telephone 216-5593

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

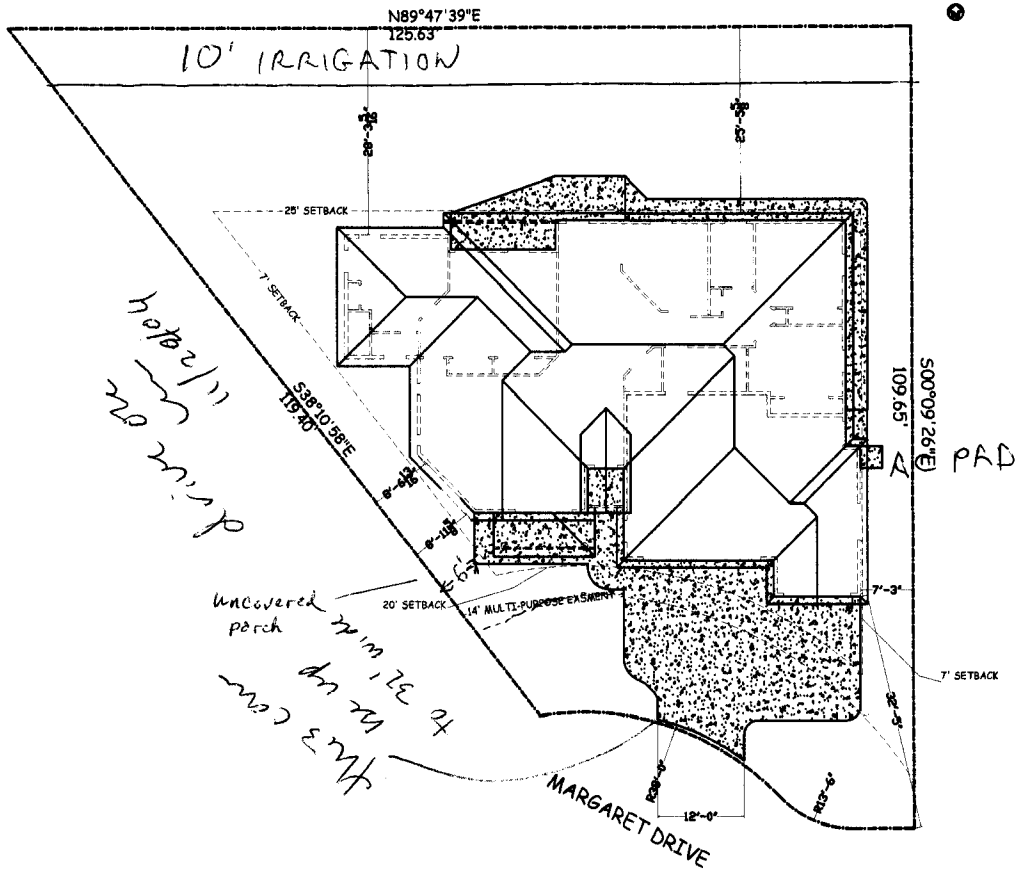
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Ronald A. Nunn Date 11-27-06  
 Department Approval [Signature] Date 11/27/2006

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>OUSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/27/06</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)



# SITE PLAN

- PG. A-1 SITE PLAN
- PG. A-2 N&S ELEVATIONS
- PG. A-3 W & E ELEVATIONS
- PG. A-4 FOUNDATION
- PG. A-5 FLOOR PLAN
- PG. A-6 ROOF PLAN
- PG. A-7 SECTION
- PG. A-8 DETAILS

ACCEPTED BY THE BOARD OF PLANNING  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE BOARD OF PLANNING  
 DESIGNER'S RESPONSIBILITY IS TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

SITE INFORMATION	
SUBDIVISION	CHIPETA WEST
BLK #	2
LOT #	4
STREET	2940 MARGARET DRIVE
PARCEL #	2743-293-34-004
SQ. FT. LIVING SPACE	1980
SQ. FT. GARAGE	790
SQ. FT. COVERED PORCH	195

### General Notes

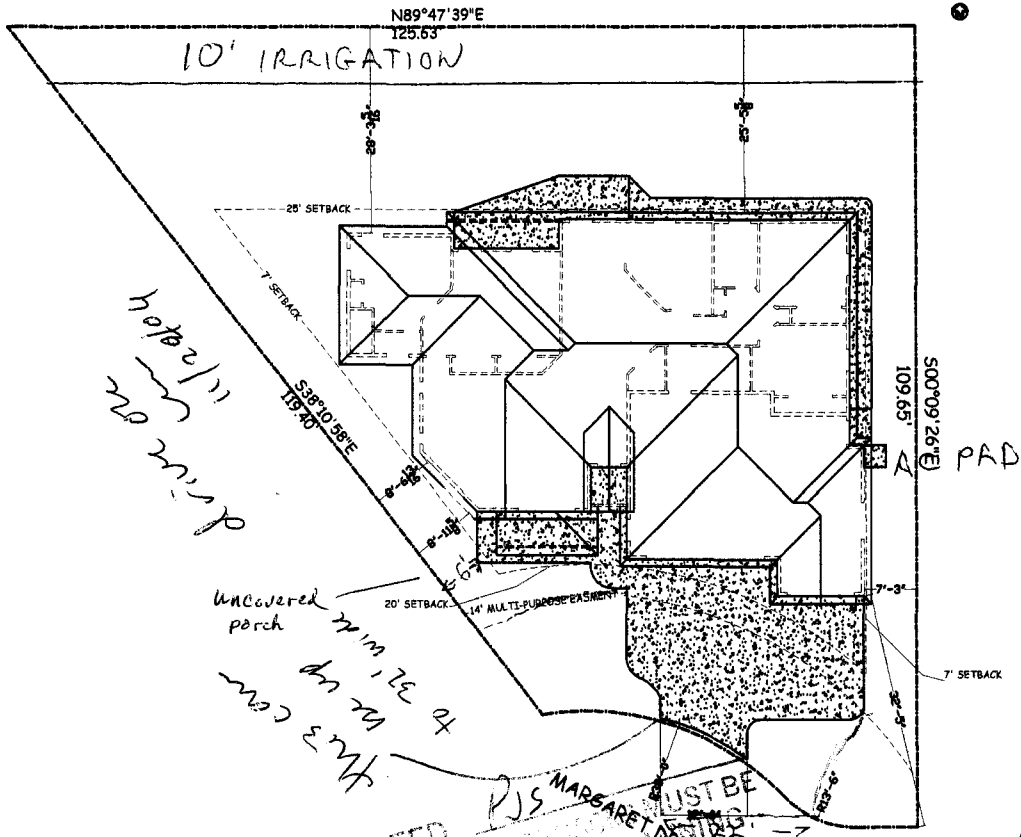
1. ALL MEASUREMENTS OF BUILDING AND LOT TO BE VERIFIED BY OWNER/BUILDER.
2. PLANS ARE NOT ENGINEERED AND ARE ONLY TO BE USED AFTER ACCEPTANCE OF OWNER/BUILDER, ENGINEER, OR LOCAL BUILDING DEPT.
3. SUGGESTED FRAMING PRACTICES AS / WFCM 2001 EDITION FOR ONE & TWO FAMILY DWELLINGS.

No.	Revision/Issue	Date

**Drawn Name and Address:**  
 FLAT TOP CONST. INC.  
 PO BOX 23218  
 GLADE PARK, CO  
 PH: 970-216-8466  
 FAX: 866-381-9079  
 glennood@mntn.com

**Project Name and Address:**  
 RON NUNN  
 THE CHARLOTTE  
 CHIPETA WEST  
 ORCHARD MESA  
 GRAND JUNCTION, CO

Issue	Date
11/1/06	A-1
1/8"-1'	



- PG. A-1 SITE PLAN
- PG. A-2 N&S ELEVATIONS
- PG. A-3 W & E ELEVATIONS
- PG. A-4 FOUNDATION
- PG. A-5 FLOOR PLAN
- PG. A-6 ROOF PLAN
- PG. A-7 SECTION
- PG. A-8 DETAILS

ACCEPTED BY H. Jackson Rice  
 ANY CHANGE OR ALTERATION MUST BE APPROVED BY THE ARCHITECT  
 DESIGNER AND ENGINEER  
 REGISTERED PROFESSIONAL ARCHITECTS  
 AND PROFESSIONAL ENGINEERS

ACCEPTED  
 ANY CHANGE OR ALTERATION MUST BE APPROVED BY THE ARCHITECT DESIGNER AND ENGINEER REGISTERED PROFESSIONAL ARCHITECTS AND PROFESSIONAL ENGINEERS

Done OK  
 RAD  
 11-27-06

# SITE PLAN

SITE INFORMATION	
SUBDIVISION	CHIPETA WEST
BLK #	2
LOT #	4
STREET	2240 MARGARET DRIVE
PARCEL #	2243-293-34-004
SQ. FT. LIVING SPACE	1980
SQ. FT. GARAGE	750
SQ. FT. COVERED PORCH	195

**General Notes**

1. ALL MEASUREMENTS OF BUILDING AND LOT TO BE VERIFIED BY OWNER/BUILDER.
2. PLANS ARE NOT ENGINEERED AND ARE ONLY TO BE USED AFTER ACCEPTANCE OF OWNER/BUILDER, ENGINEER, OR LOCAL BUILDING DEPT.
3. SUGGESTED FRAMING PRACTICES AS / WFCM 2001 EDITION FOR ONE & TWO FAMILY DWELLINGS.

No.	Revision/Issue	Date

**Prep Name and Address**  
 FLAT TOP CONST. INC.  
 PO BOX 23218  
 GLADE PARK, CO  
 PH: 970-216-8466  
 FAX: 866-381-9079  
 glentcd@men.com

**Project Name and Address**  
 RONI ALJAN  
 THE CHARLOTTE  
 CHIPETA WEST  
 ORCHARD MESA  
 GRAND JUNCTION, CO

Project	Sheet
11/1/06	A-1
1/8"=1'	