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

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG	PERMIT NO.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2940 Maa & 81503	No. of Existing Bldgs No. Proposed
Parcel No. 2943-293-34-014	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision Chipeta Wast	Sq. Ft. of Lot / Parcel 8511 3001
Filling Block 2 Lot 14	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 3205 Height of Proposed Structure 6'
Name Hunter Construction + Quelopment Address DO Box 55003 City/State/zip Grand Jurction CO 81505	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Huster Construction + Durelopment	Site Built
Address PO Box 550B	
City/State/Zip Grand Junchen CO 8505	NOTES:
Telephone 410-241-5059	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location	visting & proposed structure location(s), parking, setbacks to all n a width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMM	_
ZONE RSF-4	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
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SETBACKS: Front 30' from property line (PL) Side 7' from PL Rear 35' from PL Maximum Height of Structure(s) 35' Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the	Maximum coverage of lot by structures
SETBACKS: Front	Maximum coverage of lot by structures
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(Pink: Building Department)

- 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

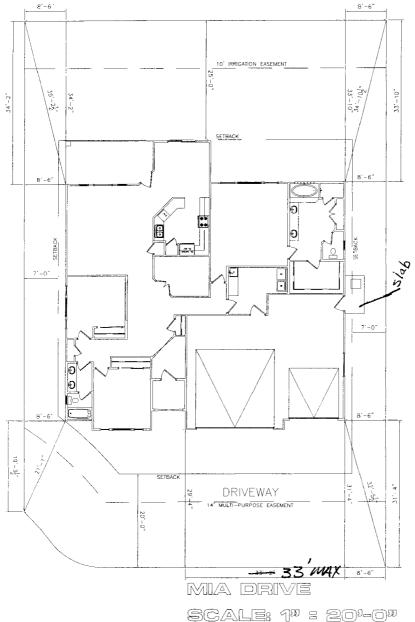
- AND DIMENSIONS PRIOR TO CONSTRUCTION.

 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.

 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.

 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.

 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.





NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION		
SUBDIVISION NAME	CHIPETA WEST	
FILING NUMBER	1	
LOT NUMBER	14	
BLOCK NUMBER	2	
STREET ADDRESS	2946 MIA DRIVE	
COUNTY	MESA	
GARAGE SQ. FT.	831 SF	
LIVING SQ. FT.	2170 SF	
LOT SIZE	8558 SF	
SETBACKS USED	FRONT 20'	
	SIDES 7'	
	REAR 25'	

WEAD RAD 7-11-06

ACCEPTED N/A Saylen Heider ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE SITY PLANNING DEPT. 1 1 7 4 THUCANTS RESPONSAGE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.