

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 484 RIGGS WAY  
 Parcel No. 2947-262-433-005  
 Subdivision ROCKY HEIGHTS  
 Filing 1 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3338  
GARAGE 1158  
 Sq. Ft. of Lot / Parcel 73,834 1.695 ACRES  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 7350  
 Height of Proposed Structure 25 FT

**OWNER INFORMATION:**

Name JOHN & SANDY MCCLANAHAN  
 Address 484 RIGGS WAY  
 City / State / Zip GRAND JCT. CO 81503

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

**APPLICANT INFORMATION:**

Name SAME AS OWNER  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970 243 8774

\*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 0 from PL Rear 0 from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 25 Special Conditions Engineered Foundation

Voting District A Driveway Location Approval Required  
 (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).

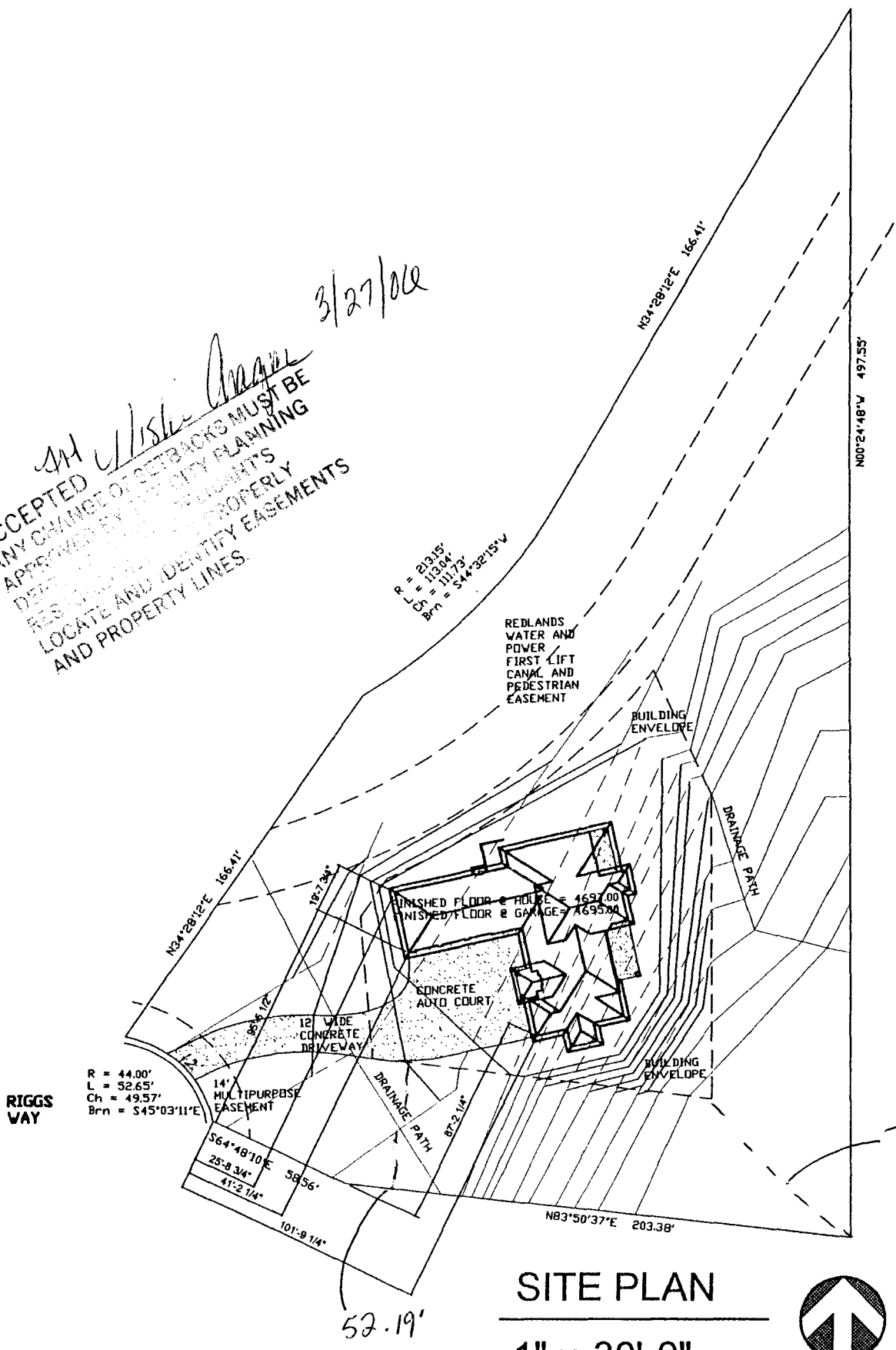
Applicant Signature John McClanahan Date 3-24-06  
 Department Approval M. Y. [Signature] Date 3/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18964</u>
Utility Accounting <u>Kate [Signature]</u>	Date <u>3/27/06</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)

*SA Wisker*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. PLANNING  
 RESERVES THE RIGHT TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

3/27/06



R = 44.00'  
 L = 52.65'  
 Ch = 49.57'  
 Brn = S45°03'11\"E

R = 213.15'  
 L = 115.04'  
 Ch = 111.73'  
 Brn = S44°32'15\"W

N00°24'48\"W 497.55'

drive on  
 cu  
 3/24/06

79.13

52.19'

SITE PLAN

1" = 30'-0"



# McClenahan Residence

**GAI**

GARNER ASSOCIATES  
 INCORPORATED  
 ARCHITECTS AND PLANNERS

Harry Garner  
 Registered Architect

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