

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. mpl

Building Address 313 Carriage Hills Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. Parent #: 2945-244-00-163 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1393
 Subdivision Carriage Hills Subdivision Sq. Ft. of Lot / Parcel 4,505 S.F.
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1314 S.F.
 Height of Proposed Structure 15'-3"

OWNER INFORMATION:

Name Brenda Witte
 Address 2686 1/2 Catalina Dr.
 City / State / Zip Grand Jct, Co 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Brenda Witte
 Address 2686 1/2 Catalina Dr.
 City / State / Zip Grand Jct, Co 81506
 Telephone 970-241-1275

***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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>JAE</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 Brenda Witte Date 5/10/07
 Department Approval JAR Wendy Spurr Date 6/6/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20326</u>
Utility Accounting <u>Water Company</u>	Date <u>6/6/07</u>		

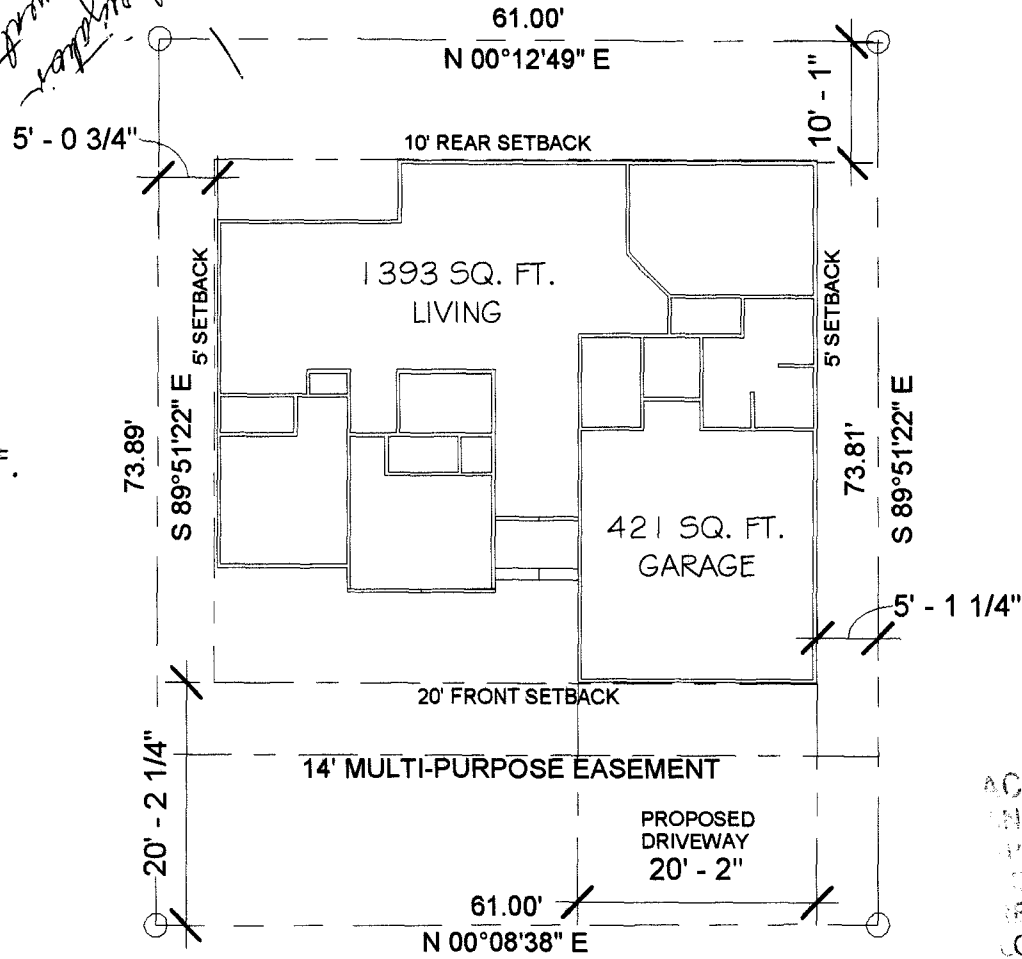
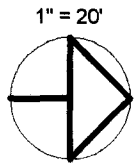
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

313 CARRIAGE HILLS COURT
GRAND JUNCTION, CO 81503
LOT 2 4,505 S.F.

Handwritten note: 313 Carriage Hills Court

LOT 1
4,591 S.F.

LOT 3
4,535 S.F.



Handwritten note: Done OK. JAR

ACCEPTED *JAR Wendy Spurr*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

