

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 315 Carriage Hills Ct.
 Parcel No. (Parent) 2945-2445-00-1103
Lot 3, Blk 1 Carriage Hills Sub
 Subdivision Carriage Hills Subdivision
 Filing 1 Block 31 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2128
 Sq. Ft. of Lot / Parcel 4535
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2672
 Height of Proposed Structure ~~32'~~ 21'10"

OWNER INFORMATION:

Name Kevin Curtis
 Address PO Box 1787 / 487 Tejon Dr
 City / State / Zip Grand Jct 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kevin Curtis
 Address 487 Tejon Dr
 City / State / Zip Grand Jct CO 81503
 Telephone 970-234-9558

***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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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>NA</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 5-24-07

Department Approval NA Gaylen Henderson Date 5-25-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20301</u>
Utility Accounting <u>Kate...</u>	Date <u>5/25/07</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)

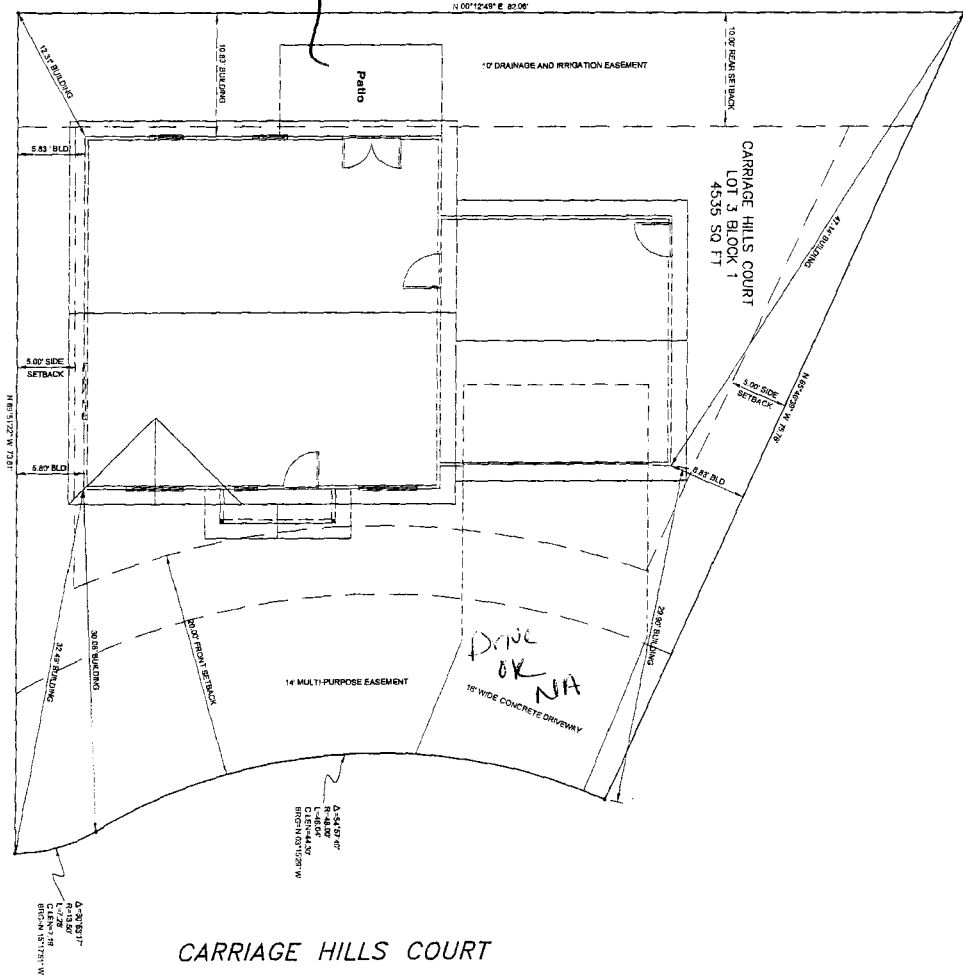
5-25-07

NA Gayleen Henderson

MUST BE
DRAWING

EASEMENTS
AND PROPERTY LINES

Path Can't be Covered



CARRIAGE HILLS COURT

SCALE 1/8\"/>



SCALE 1/8\"/>

PREPARED FOR:
KEVIN CUTTS
LOT 3 BLOCK 1 CARRIAGE HILLS SUB.
GRAND JUNCTION, CO 81503

DRAWN: CJW
CHECKED: CJW
DATE: 5/25/07

SITEPLAN

CJ's DESIGN & DRAFTING

RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS
PHONE: OFFICE-970-523-8347 CELL-970-840-1927
EMAIL: CMESTASDRAFT@YAHOO.COM

NO.	REVISION	DATE