

FEE \$	10 ⁻
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 322 Carriage Hills Ct.
 Parcel No. 2945-244-00-163
 Subdivision Carriage Hills Subdivision
 Filing 1 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1573
 Sq. Ft. of Lot / Parcel 4653
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1380
 Height of Proposed Structure 22'6"

OWNER INFORMATION:

Name Cindy Day - Bill Hutzig
 Address 2538 Falls View Circle
 City / State / Zip Grand Jet, Co 71505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ~~Heath Curtis~~ Heath Curtis
 Address 487 Tejon Dr.
 City / State / Zip Grand Jet CO 81503
 Telephone 970-245-7946

***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 <u>/</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 _____		
	(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 Heath Curtis Date 6/25/07
 Department Approval WS Dayleen Henderson Date 7/3/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20426</u>
Utility Accounting <u>(initials)</u>	Date <u>7/3/07</u>	

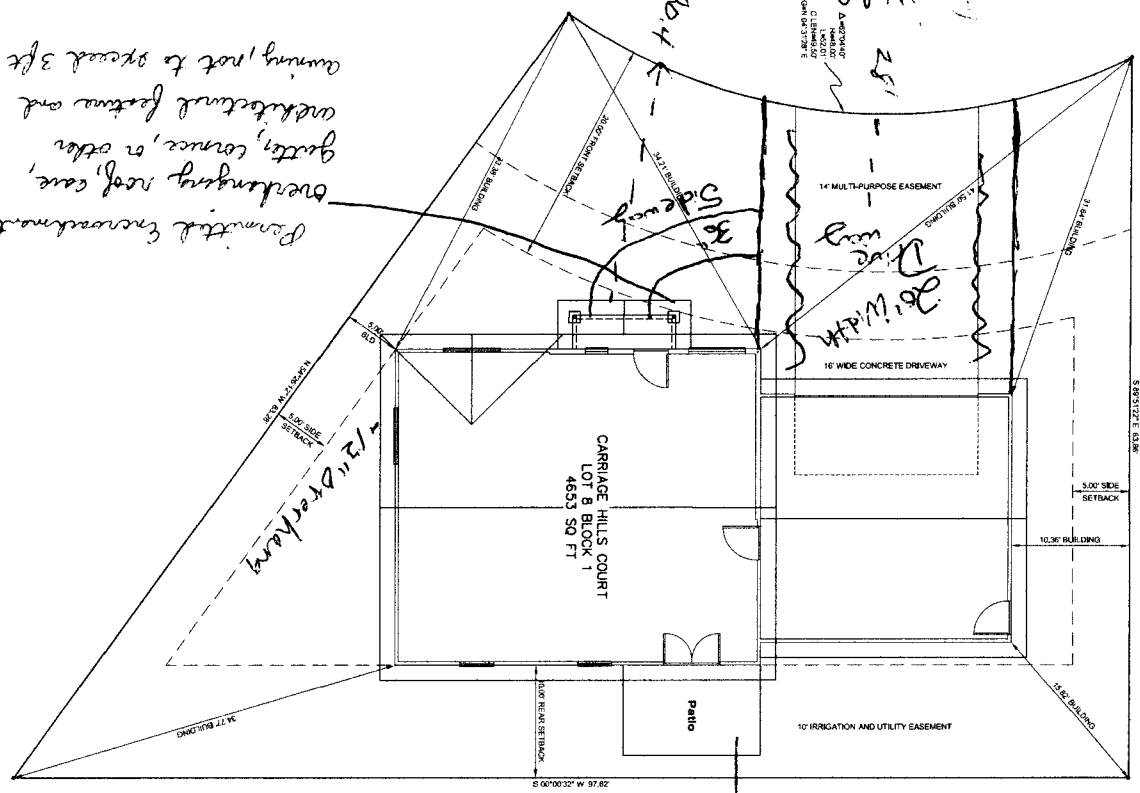
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WS Bayless Henderson

CHANGES TO SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. EASEMENTS
 GOVERNED BY DEEDS AND
 DEEDS. PROPERTY LINES

7/3/07
CARRIAGE HILLS COURT

*Permitted Encroachment:
 overhanging roof, eave,
 gutter, cornice, or other
 architectural feature and
 awning, not to exceed 3 ft*



C1
 SHEET 1 OF 3

PREPARED FOR:
KEVIN CUTTS
 LOT 8 BLOCK 1 CARRIAGE HILLS SUB.
 GRAND JUNCTION, CO 81503

DRAWN: *CM*
 CHECKED: *CM*

SITEPLAN

CJ'S DESIGN & DRAFTING
 RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS
 PHONE: OFFICE-970-523-8347 CELL-970-640-1927
 EMAIL: CMESTASDRAFT@YAHOO.COM

NO.	REVISION	DATE