

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 405 CHEATE DR
 Parcel No. (Parent) 2943-173-33-002
 Subdivision COUNTY PLANS
 Filing 1 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1760
 Sq. Ft. of Lot / Parcel 4771
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name NEW GENERATION HOMES
 Address PO BOX 60038
 City / State / Zip GRAND JUNCTION CO 81506

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

APPLICANT INFORMATION:

Name NEW GENERATION HOMES
 Address PO BOX 60038
 City / State / Zip GRAND JUNCTION, CO 81506
 Telephone 970-245-7094

*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.

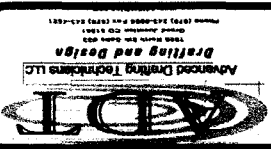
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RMF-S</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>C</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).

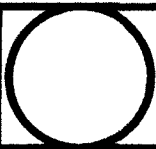
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2/12/07
 Department Approval NA Judith [Signature] Date 2/12/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19972</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/12/07</u>



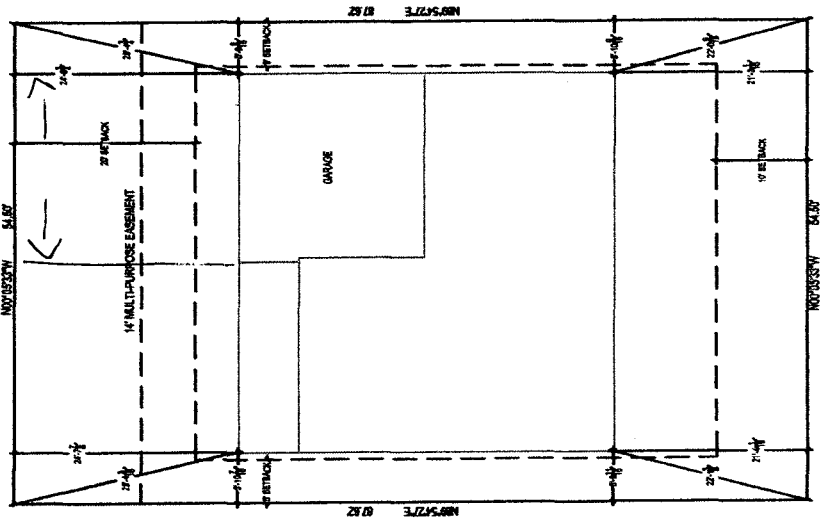
Grand Junction, CO. 81504
Plan X



Revisions	
A	
B	
C	
D	
E	
Quantity	ADT
Date	1/10/07
Date	11/21/06
Scale	1"=20'
Site Plan	
C1	

405 CHEST DR

CHEST DR.
2/2/07



COUNTY PLANCE ESTIMATES	
PLANS	1
BLOCKS	1
LOT NUMBER	4771 sq. ft.
LOT SIZE	109.00 sq. ft.
LIVING AREA	437 sq. ft.
GARAGE	296.33 sq. ft.
TOTAL AREA	735.33 sq. ft.

ACCEPTED NA *Judson* 2/12/07
 CHECKS MUST BE
 PLANNING
 DEPT
 PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
Done okay 1/31/07
 NA
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