

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 407 CHERT DR.
 Parcel No. 2943-173-33-002
 Subdivision COUNTRY PLACE STATES
 Filing 1 Block 1 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1760
 Sq. Ft. of Lot / Parcel 4772
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name NEW GENERATIONS
MIKE SHORT
 Address P.O. Box 60038
 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 NEW GENERATIONS
 Address P.O. Box 60038
 City / State / Zip GRAND Jct. 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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District C Driveway Location Approval NA
 (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).

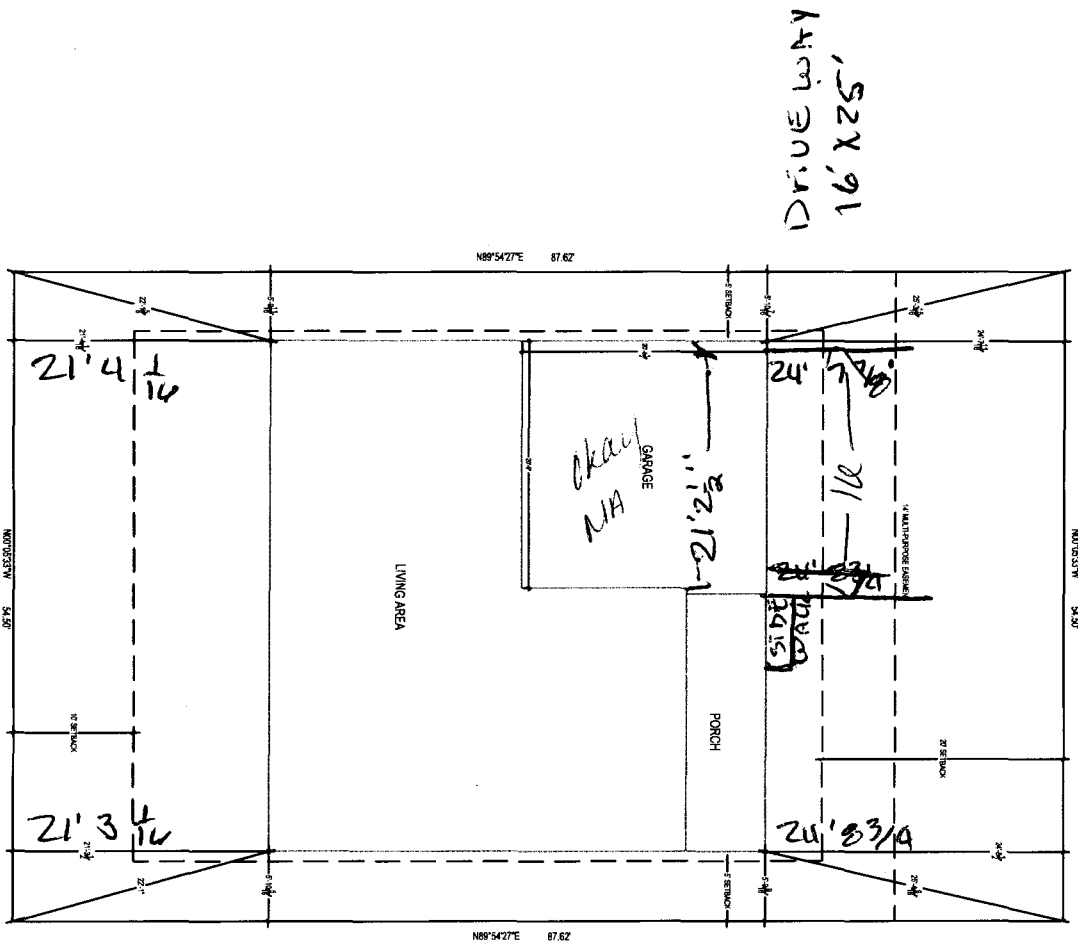
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _____ Date _____

Department Approval NA Gayleen Henderson Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20392</u>
Utility Accounting <u>Kittlingberg</u>	Date <u>6/25/07</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)

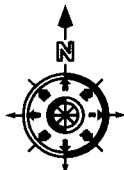


DRIVE WAY
16' X 25'

6-15-07
N/A Gayle Henderson

ALL DIMENSIONS MUST BE
CHECKED AGAINST
PLANS
AND PROPERLY
EASEMENTS
AND PROPERTY LINES

COUNTRYPLACE ESTATES	
PLING	1
BLOCK	1
LOT NUMBER	8
LOT SIZE	4771 sq. ft.
LIVING AREA	1780 sq. ft.
GARAGE	427 sq. ft.
TOTAL AREA	2187 sq. ft.



C1	Site Plan	1/8" = 1'	2/1/07	6/12/07	ADT		<h2 style="margin: 0;">Plan X</h2> <p style="margin: 0;">Grand Junction, CO. 81504</p>	 <p style="font-size: small; margin: 0;">Advanced Drafting Technicians LLC Drafting and Design 1000 North 4th Suite 253 Grand Junction CO 81504 Phone (970) 243-8888 Fax (970) 243-4421</p>
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