

PH

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 415 CHERT DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-173-45-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1437 SQ FT
 Subdivision COUNTRY PLACE ESTATES Sq. Ft. of Lot / Parcel 4686 SQ FT
 Filing _____ Block 8 Lot 2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1847 SQ FT
 Height of Proposed Structure 16' 2"

OWNER INFORMATION:

Name RANDY CLARK
 Address 1170 MICARELAS PL
 City / State / Zip CARD SCT CO
81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 970-250-1510

***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>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 8/28/07
 Department Approval [Signature] Date 8/29/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PA @ CGV</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>8/29/07</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)

53.6

property line is paper's edge

34' 1"

9' 8 1/2"

9' 8 1/2"

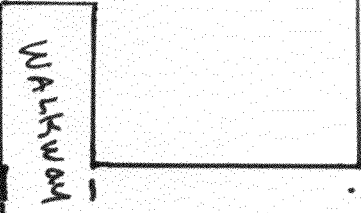
LIVING AREA

1437 SQ FT

415 CHERT

LOT 2 BIK & COUNTRY PLACE ESTATES

GARAGE. 400 SQ FT



87.63

ACCEPTED BY THE CITY PLANNING DEPT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

AS Justin A. [Signature]

20'

DRIVEWAY

property line is paper's edge

22'

53.6

property line is paper's edge

34' 1"

9' 8 1/2"

9' 8 1/2"

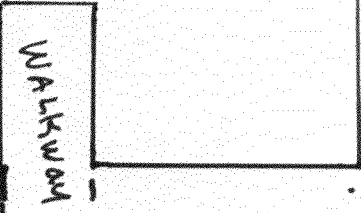
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