

FEE \$	10 <sup>00</sup>
TCP \$	462 <sup>00</sup>
SIF \$	152 <sup>90</sup>

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
**Community Development Department**

Building Address 420 CHERT DR  
 Parcel No. 2943-173-44-013  
 Subdivision COUNTRY PLACE EST.  
 Filing 1 Block 7 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1450  
 Sq. Ft. of Lot / Parcel 4521#  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 193,2380  
 Height of Proposed Structure 16

**OWNER INFORMATION:**

Name Matt Moretti  
 Address 1326 INDIGO DR.  
 City / State / Zip Brighton Co 80601

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

**APPLICANT INFORMATION:**

Name Matt Moretti  
 Address 1326 INDIGO DR  
 City / State / Zip Brighton Co 80601  
 Telephone 970-201-1229

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): New Home

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO <u>2</u>		
Side <u>5/3</u> from PL Rear <u>10/5</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 <u>WS</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 6/7/07  
 Department Approval WS [Signature] Date 4/11/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20140</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/11/07</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)

# COUNTRYPLACE ESTATES BLOCK 7, LOT 13

2/11/07

*MS Judith A. Perry*

BACKS MUST BE  
PLANNING  
IDENTIFY EASEMENTS  
AND PROPERTY LINES

