

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 403 1/2 CHEST DR
 (Parent) Parcel No. 2913-173-33-002
 Subdivision COUNTRY PLACE
 Filing 1 Block 1 Lot 7

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1617
 Sq. Ft. of Lot / Parcel 4770
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name NEW GENERATION HOMES
 Address P.O. 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 P.O. 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 _____
 (Engineer's Initials)

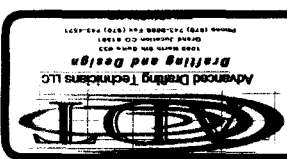
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

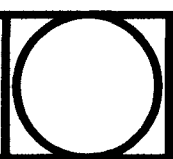
Applicant Signature Michael J. [Signature] Date 2/12/07
 Department Approval NA Judith A. [Signature] Date 2/12/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19973
 Utility Accounting [Signature] Date 2/12/07

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)

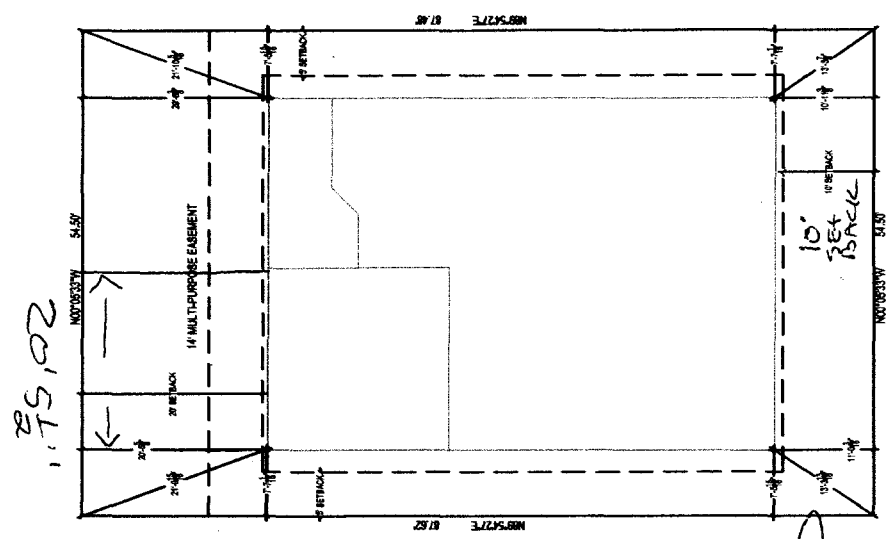


Grand Junction, CO, 81504
 Plan Z



Revisions	
A	
B	
C	
D	
E	
Drawn By	ADT
DT/Date	1/10/07
Date	11/16/06
Scale	1"=20'
Site Plan	
C1	

403 1/2 Chest Dr.



COUNTRYPLACE ESTATES	
PLING	1
BLOCK	1
LOT NUMBER	7
LOT SIZE	4776 S.F.
LAND AREA	107.14 S.F.
IMPAVE	408.33 S.F.
TOTAL AREA	220.21 S.F.

In use okay
 NA 1/31/07

ACCEPTED *NR Judith A. Pore* 2/12/07
 ALL SETBACKS MUST BE
 PLANNING
 DEPT'S
 PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

