

PH

FEE \$ 10. <sup>00/</sup>
TCP \$ 1589. <sup>00/</sup>
SIF \$ 400. <sup>00/</sup>

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

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

Building Address 404 1/2 Chert Dr.  
 Parcel No. 2943-173-39-006  
 Subdivision COUNTRY PLACE ESTATES  
 Filing 1 Block 2 Lot 6

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2353  
 Sq. Ft. of Lot / Parcel 4,935  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2996  
 Height of Proposed Structure 26 FT

#### OWNER INFORMATION:

Name Kiva Development  
 Address 414 Dressell Dr.  
 City / State / Zip Grand Junction, CO 81503

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name Kiva Development  
 Address 414 Dressell Dr.  
 City / State / Zip Grand Junction, CO 81503  
 Telephone 778-6855

#### \*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 [Signature]  
 (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 8/11/07  
 Department Approval [Signature] Date 8/8/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20530</u>
Utility Accounting	Date <u>8/8/07</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)

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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 <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 <u>[Signature]</u> (Engineer's Initials)	

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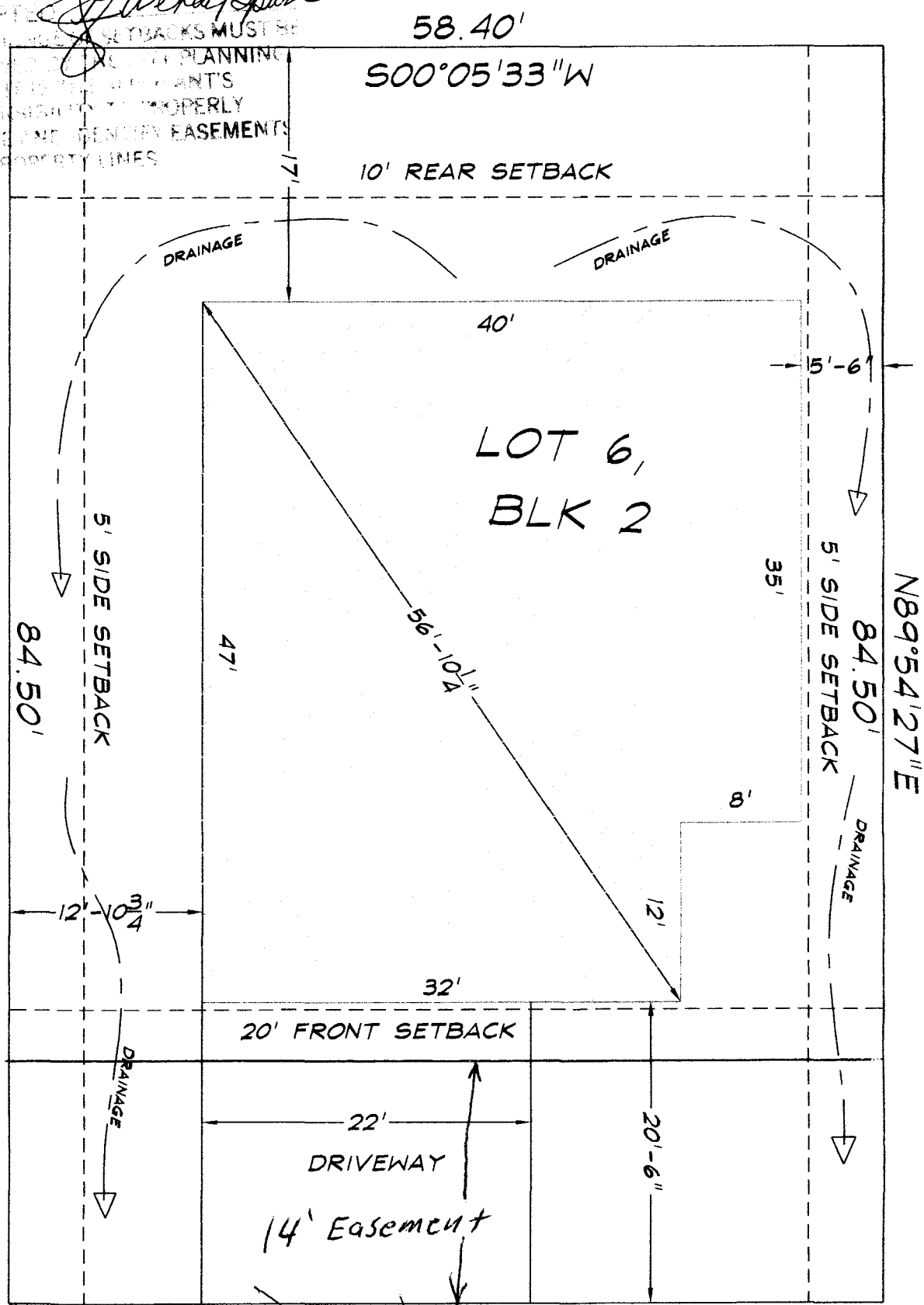
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 Department Approval [Signature] Date 8/8/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20530</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/8/07</u>

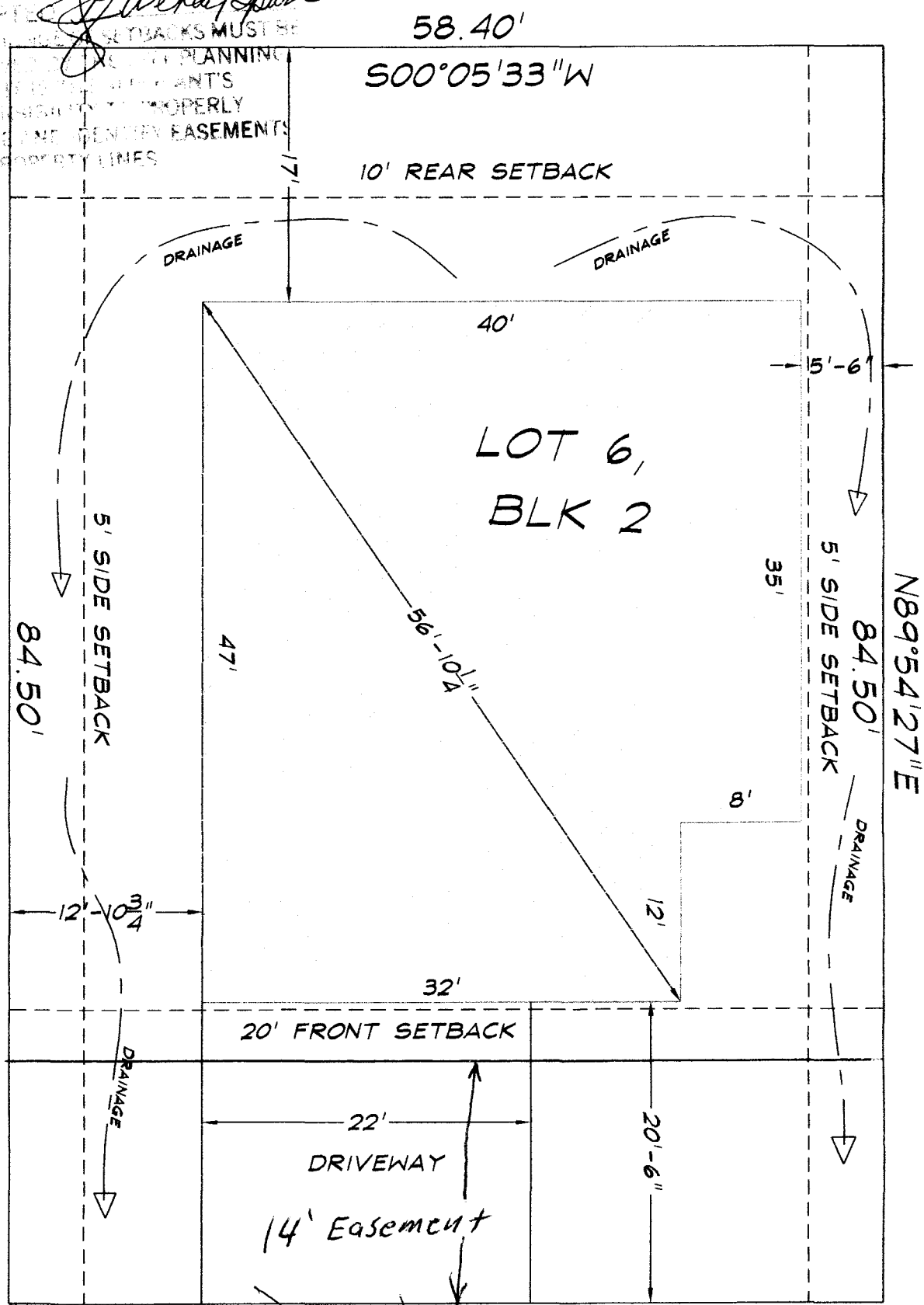
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ACCEPTED  
 ANY CHANGES TO SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
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 AND PROPERTY LINES



Drive O/C  
 404 1/2 CHERT  
 8/8/07

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