

|             |         |
|-------------|---------|
| Planning \$ | 10.00   |
| TCP \$      | 1589.00 |
| Drainage \$ |         |
| SIF \$      | 460.00  |

Single Family Residential

**PLANNING CLEARANCE**

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

|                 |      |
|-----------------|------|
| BLDG PERMIT NO. |      |
| FILE #          | n.a. |

Building Address 408 1/2 CHEST DR  
 Parcel No. 2943-173-44-021  
 Subdivision COUNTRY PLACE ESTATES.  
 Filing 1 Block 7 Lot 21

Multifamily Only:  
 No. of Existing Units 0 No. Proposed 1  
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 1450  
 Sq. Ft. of Lot / Parcel 4520.75  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2375

**OWNER INFORMATION:**

Name Susan Moretti  
 Address 487 Meadow Rd  
 City / State / Zip Grand Jct, CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: NEW SINGLE FAMILY HOME.

**APPLICANT INFORMATION:**

Name Susan Moretti  
 Address 487 Meadow Rd  
 City / State / Zip Grand Jct 81504  
 Telephone 201-1229

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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'</u> from property line (PL)                     | Landscaping/Screening 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>   | Ingress / Egress Location Approval _____<br>(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).

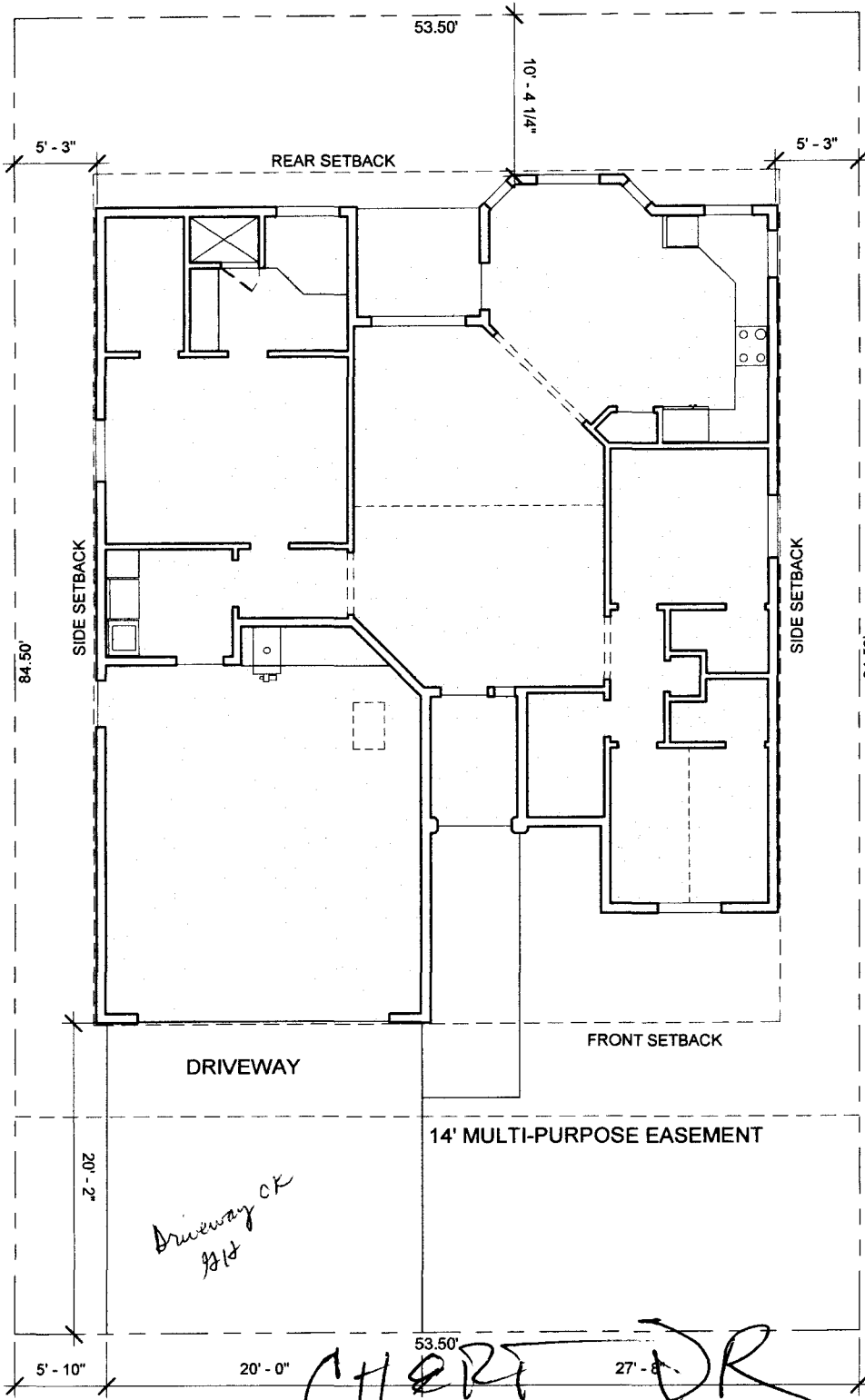
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/2/07  
 Department Approval [Signature] Date 6-1-07

|  |                       |
|--|-----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>236099</u> |
| Utility Accounting <u>Lat Gelberny</u>   | Date <u>6/1/07</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 21



ACCEPTED BY *Julian A. Davis* 6/11/07

PLANS MUST BE  
RECORDED WITH THE  
COUNTY CLERK'S OFFICE  
BEFORE ANY CONSTRUCTION  
OR EASEMENTS

