

FEE \$ 10.⁰⁰
 TCP \$ 1589.⁰⁰
 SIF \$ 960.⁰⁰

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

BLDG PERMIT NO. PH

Building Address 2943 Chinto dr.
 Parcel No. 2943-173-38-004
 Subdivision Country Place Estates
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1400
 Sq. Ft. of Lot / Parcel 4600
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1400
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Henry Metz
 Address 2200 Sandcastle Ln
 City / State / Zip Grand Jct CO 81503

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

APPLICANT INFORMATION:

Name ON TRACK BLDGS
 Address 965 E. Offley Ave
 City / State / Zip Fruita CO 81521
 Telephone 201-1752

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

NOTES: New Home

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 <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)		

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).

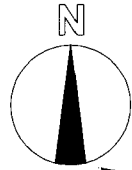
Applicant Signature [Signature] Date 8/21/07
 Department Approval [Signature] Date 8/22/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20567</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/22/07</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)

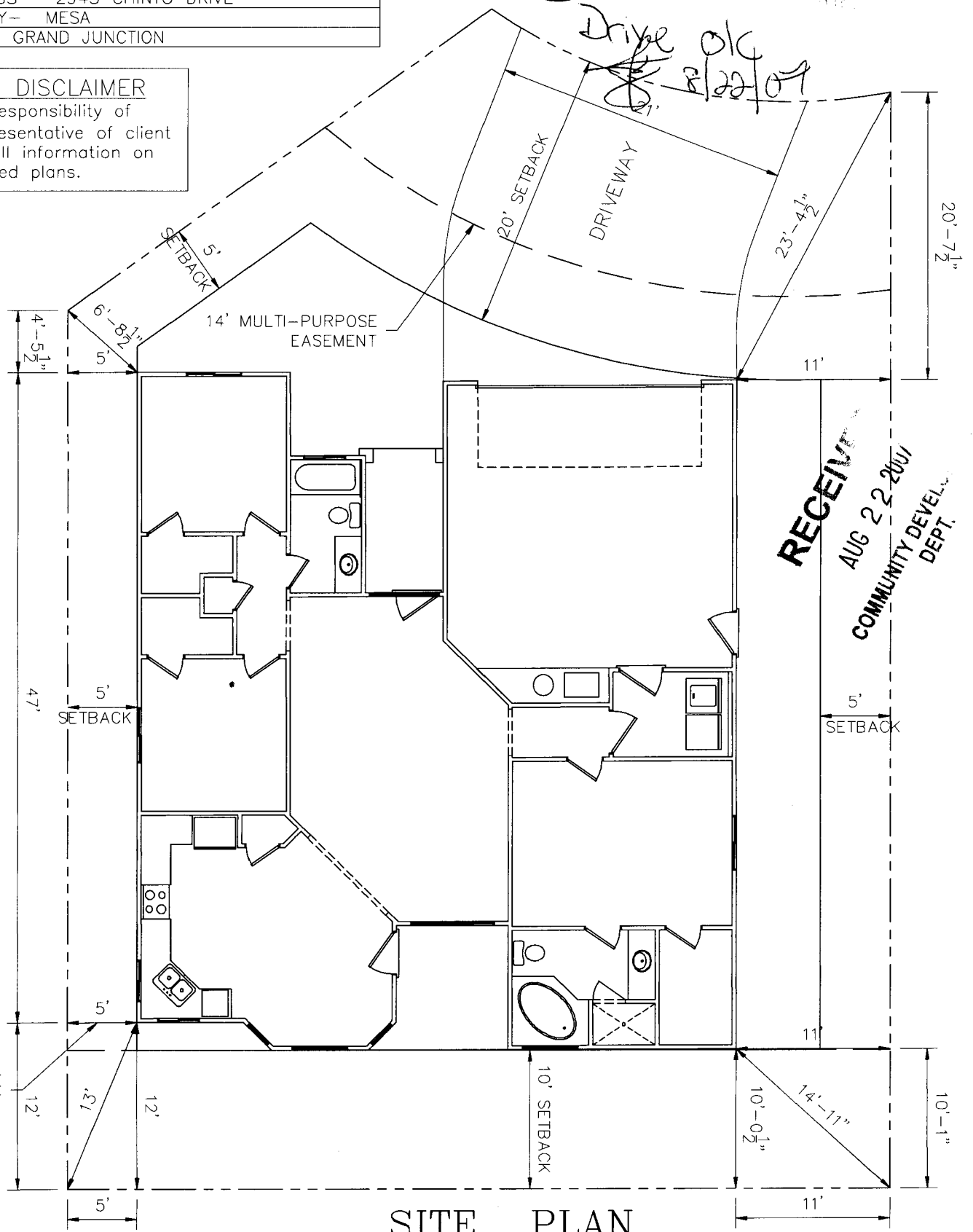
Bayless Henderson
 ARCHITECT
 PLANNING

SUBDIVISION NAME-	COUNTRYPLACE ESTATES
FILING NUMBER-	1
LOT NUMBER-	4
BLOCK NUMBER-	1
LOT SQ. FT.-	4547 SF
ADDRESS-	2943 CHINTO DRIVE
COUNTY-	MESA
CITY-	GRAND JUNCTION



CHINTO DRIVE
 IDENTIFY EASEMENT

LIABILITY DISCLAIMER
 It is the responsibility of client/representative of client to verify all information on the attached plans.

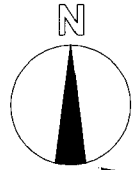


RECEIVED
 AUG 22 2007
 COMMUNITY DEVELOPMENT DEPT.

SITE PLAN
 SCALE: 1" = 10'

Bayless Henderson
 ARCHITECT
 PLANNING

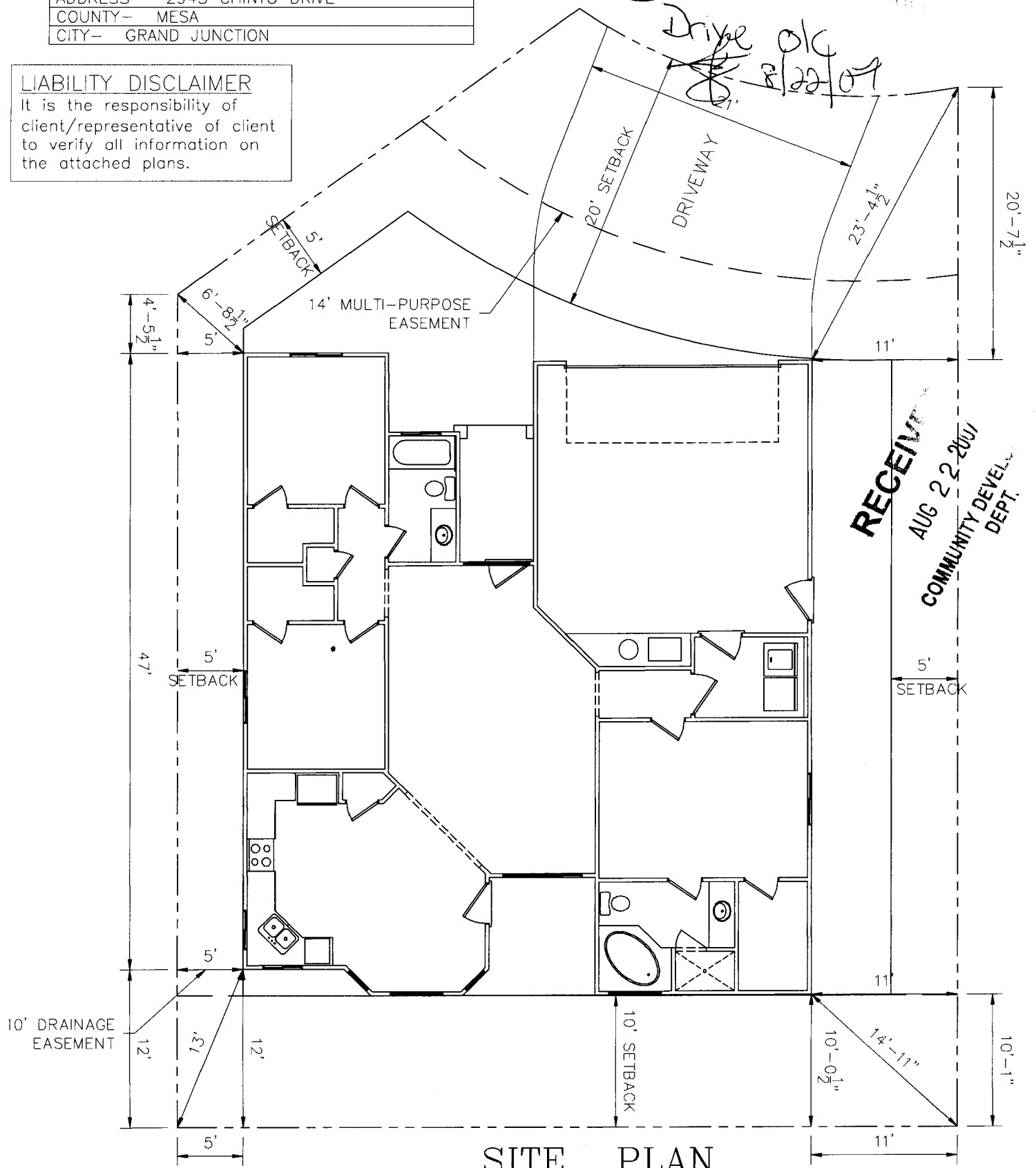
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*Drive Old
 8/22/07*



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