

FEE \$	10-
TCP \$	1589
SIF \$	460

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

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

Building Address 239 Garfield Drive  
 Parcel No. 2943-293-34-001  
 Subdivision Chipeta West  
 Filing \_\_\_\_\_ Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~1850~~ 1940  
 Sq. Ft. of Lot / Parcel 8445  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2588  
 Height of Proposed Structure 8'6"

**OWNER INFORMATION:**

Name David & Herlinda Becerra  
 Address 239 6514 Arrowleaf Drive  
 City / State / Zip Clifton, CO 81520

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-254-8033

**\*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 <u>R4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</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 7-26-07

Department Approval WS [Signature] Date 7/30/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd @ OmsD</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/30/07</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)

N 00° 11' 18" W 628.64'

75.49'

10' IRRIGATION & DRAINAGE EASEMENT

9'-6"

52'-0"

COV'D  
PATIO

PLOT PLAN - BECERRA RESIDENCE  
239 GARFIELD DRIVE  
CHIPETA WEST SUBDIVISION  
LOT 1 - BLOCK 2  
SCALE: 5/32" = 1'-0"

7'-4"

IRRIGATION DISTRICT EASEMENT

16'-2"

33'-8"

60'-4"

110.23'  
S 89° 36' 44" E

15' DICHA RD MESA IRRIGATION DISTRICT EASEMENT

COV'D  
PORCH

18'-0"

10'-0"

11'-4"

20'-8"

ACCEPTED *WS*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

DRIVEWAY  
APRON

18'-0"

14' MULTI-PURPOSE EASEMENT

*Done at*

74.24'

112.79'  
S 20° 45' 05" W 659.80'