

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 241 Garfield Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-34-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700
 Subdivision Chipeta West Sq. Ft. of Lot / Parcel 8277
 Filing 1 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000, #
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Lynn Witte & Tamra Witte
 Address 721 Jasmine Ln.
 City / State / Zip Grand Jct, CO 81506

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 970-250-8574

***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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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>JAR/JAN</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 Lynn Witte Date 12/22/06
 Department Approval JAR Justin Johnson Date 1/12/07

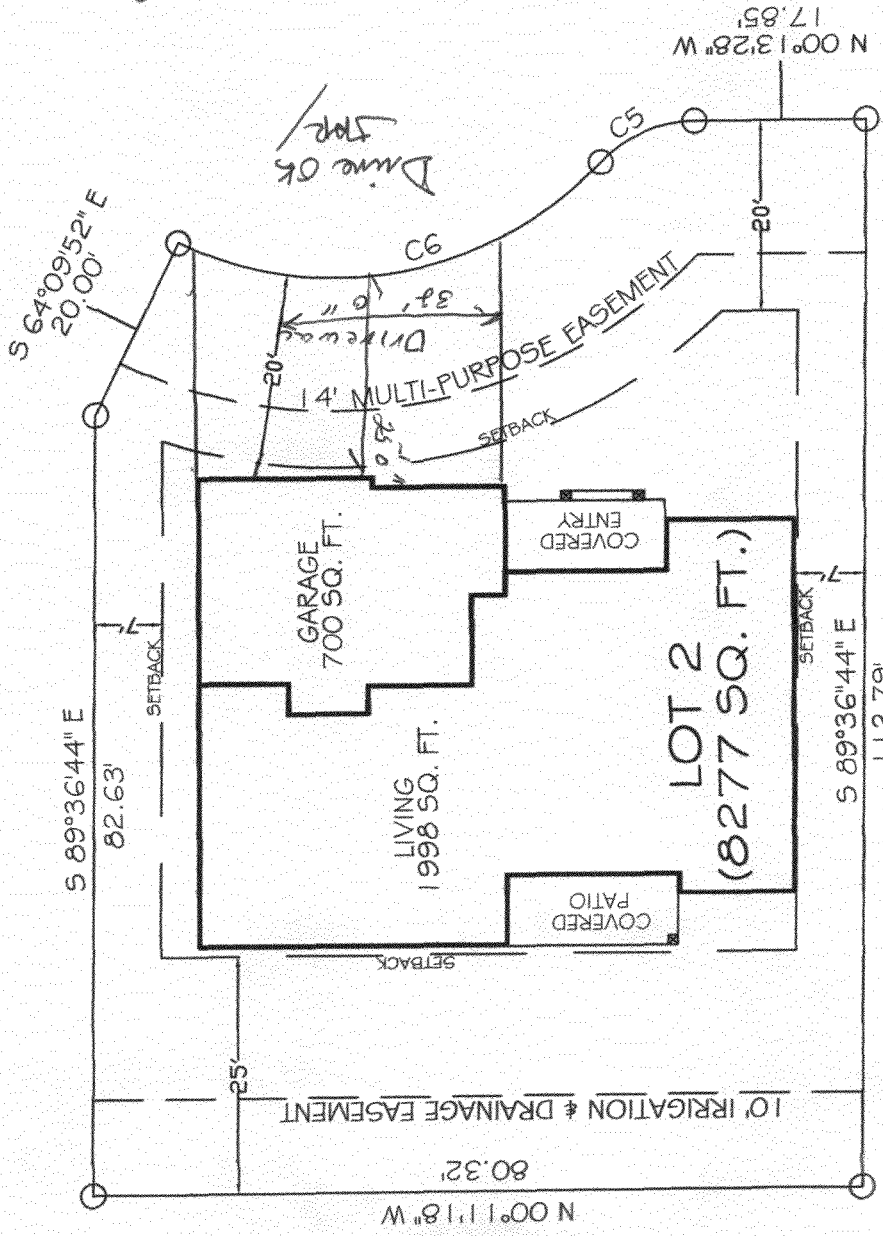
Additional water and/or sewer tap fee(s) are required	YES <u>X</u> NO _____	W/O No. <u>Paid @ OMSD</u>
Utility Accounting <u>JAN</u>	Date <u>1-12-07</u>	

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)

LOT 3
(10094 SQ. FT.)

241 GARFIELD DR.
GRAND JUNCTION, CO 81503

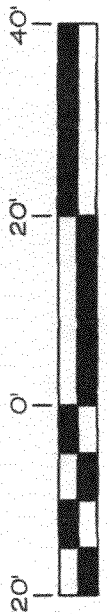
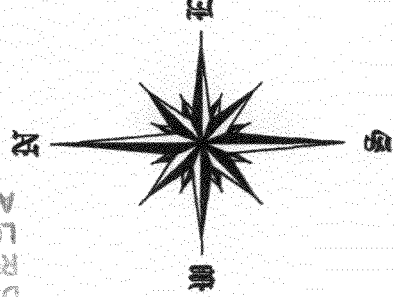
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C5	10.94	13.50	46°25'25"	N23°26'11"W	10.64
C6	48.07	38.00	72°29'01"	N10°24'23"W	44.93



LOT 1
(8445 SQ. FT.)

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

1/12/17



GARFIELD DRIVE
(R.O.W. 44')