

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. pl

Building Address 2786 Helena Ct.
Parcel No. PARENT: 2945-244-00-163
Subdivision Carriage Hills Subdivision
Filing 1 Block 1 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1295
Sq. Ft. of Lot / Parcel 4,685 S.F.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1731 S.F.
Height of Proposed Structure 14'-8"

OWNER INFORMATION:

Name Kacey Witte
Address 2686 1/2 Catalina Dr.
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 Kacey Witte
Address 2686 1/2 Catalina Dr.
City / State / Zip Grand Jct., CO 81506
Telephone 970-623-0130

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

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 NO
Side 5 from PL Rear 10 from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District E Driveway Location Approval JWR
(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 5/10/07
Department Approval [Signature] Date 6/6/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20327</u>
Utility Accounting <u>Kate Alsbury</u>	Date <u>6/6/07</u>		

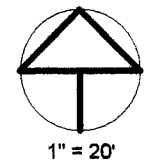
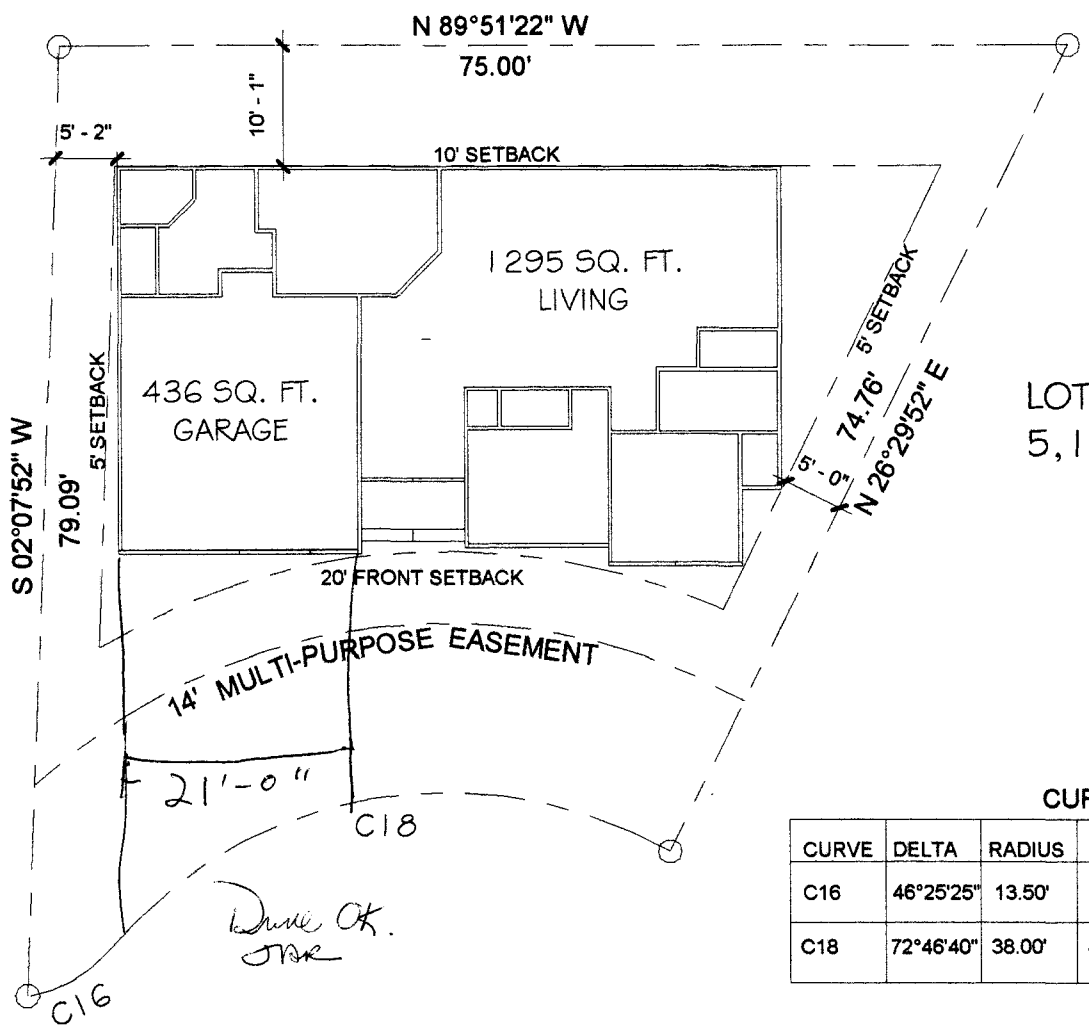
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2786 HELENA COURT
 GRAND JUNCTION, CO 81503
 LOT 13 4,685 S.F.

JAR Wendy Spur

LOT 12
 5,266 S.F.

LOT 14
 5,129 S.F.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C16	46°25'25"	13.50'	10.94'	5.79'	10.64'	N66°55'55"E
C18	72°46'40"	38.00'	48.27'	28.00'	45.09'	S80°06'32"W

HELENA COURT
 44' R.O.W.

*Done OK.
 JAR*