

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	466 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 244 Merle's way
 Parcel No. 2943-293-33-003
 Subdivision Chipeta West
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3000
 Sq. Ft. of Lot / Parcel 9618
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3800
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Armand C. Hughes
 Address 205 Knob Hill
 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 Armand C. Hughes
 Address 205 Knob Hill
 City / State / Zip G.J. Co. 81503
 Telephone 433-2056

*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>R-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>NA</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 5-22-07
 Department Approval NA Judith A. Rai Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>paid@amsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/24/07</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)

S00°11'45"E 75.00'

10' IRRIGATION EASTMENT

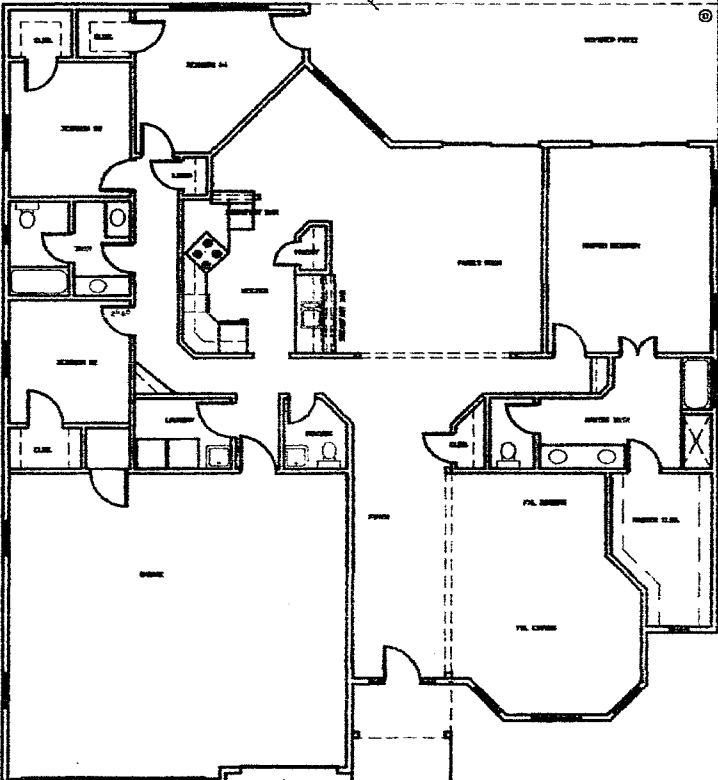
38'-4"

7'-11 1/4"

7'-11 1/4"

HOUSE SQUARE FOOTAGE = 2,523 SQ. FT.
GARAGE SQUARE FOOTAGE = 770 SQ. FT.
COVERED PATIO SQUARE FOOTAGE = 317 SQ. FT.

S89°50'34"W 128.11'



S89°50'34"W 128.16'

LOT 3 BLOCK 1
CHIPETA WEST SUBDIVISION
REC. #2293436

Drive way

23'-3"

25'

14' MULTI PURPOSE EASEMENT

N00°09'26"W 75.00'

NA *Judith A. Rice*

COOPERATIVE... BLOCKS MUST BE... PLANNING... LOCAL AND IDENTIFY EASEMENTS... AREAS AND LINES

MERLE'S WAY

244

