

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 250 Merle's way
 Parcel No. 294B-293-35-002
 Subdivision Chipata west
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3250
 Sq. Ft. of Lot / Parcel 9807
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4200
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Armand C. Hughes
 Address 205 Knob Hill dr
 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 dr
 City / State / Zip Grand Jct. Co. 81503
 Telephone (970) 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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RBF-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>[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 4-3-07
 Department Approval [Signature] Date 4/24/07

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>4/24/07</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)

500°11'45"E 75.00'

10' IRRIGATION EASTMENT

38'-4"

7'-11"

59'-1 1/2"

7'-11"

HOUSE SQUARE FOOTAGE = 2,533 SQ. FT.
GARAGE SQUARE FOOTAGE = 770 SQ. FT.
COVERED PATIO SQUARE FOOTAGE = 317 SQ. FT.

S89°50'34"W 128.06'

65'-6"

S89°50'34"W 128.11'

24'-3" EASEMENT

14' MULTI PURPOSE EASEMENT

Drive way

25'

23'-3"

N00°09'26"W 75.00'

ACCEPTED *Wendy Spivey*
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

*Drive OK
7/14/07*

250 - MERLE'S WAY

