

FEE \$ 10.00  
 TCP \$ ~~150.00~~ NA  
 SIF \$ ~~100.00~~ NA

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

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

Building Address 252 Merle's way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-293-35-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200  
 Subdivision Chipeta West Sq. Ft. of Lot / Parcel 9600  
 Filing 2 Block 1 Lot 1  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Luis Melchor  
 Address 2468 Boaring fork dr  
 City / State / Zip BJ. CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Armand C Hughes / Monday Bldg  
 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 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>Y</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).

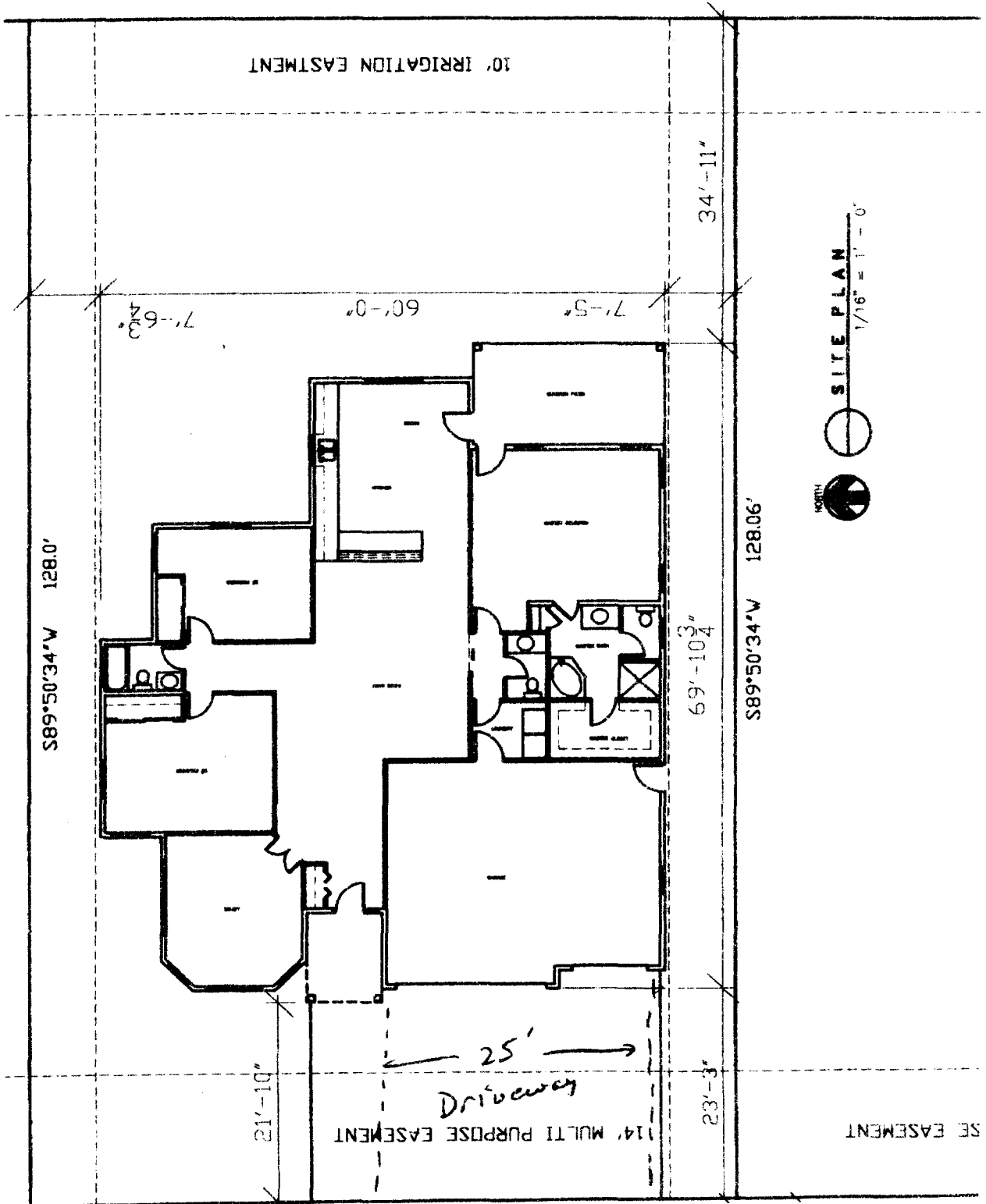
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-6-07  
 Department Approval [Signature] Date 6-14-07

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>6/14/07</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)

HOUSE: 2498 SQ. FT.  
 GARAGE: 708 SQ. FT.  
 COVERED PAVIO: 223 SQ. FT.



S00°11'45"E  
 10' IRRIGATION EASTMENT

S89°50'34"W 128.0'

69'-10 3/4"

34'-11"

S89°50'34"W 128.06'

21'-10"

14' MULTI PURPOSE EASEMENT

23'-3"



N00°09'26"W 75.00'

*Alshi Araga* 6/14/07

252 MERLE'S WAY