

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 2932 Mia Dr
 Parcel No. 2943-293-23-005
 Subdivision Crista Lee
 Filing 1 Block 3 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~1913~~ 2463
 Sq. Ft. of Lot / Parcel 8493
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Rocky & Betty Baldozier
 Address 17969 Surface Creek Rd
 City / State / Zip Cedaredge, Co. 81413

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mondo Builders / Armond Hughes
 Address 205 Knob Hill Dr
 City / State / Zip Gran & 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>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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 2-6-07

Department Approval [Signature] Date 2-12-07

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>2/12/07</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)

HOUSE SQUARE FOOTAGE = 1,906 SQ.FT.
 PORCH SQUARE FOOTAGE = 142 SQ.FT.
 GARAGE SQUARE FOOTAGE = 567 SQ. FT.

LOT 5
 8,493 SF
 0.195 AC

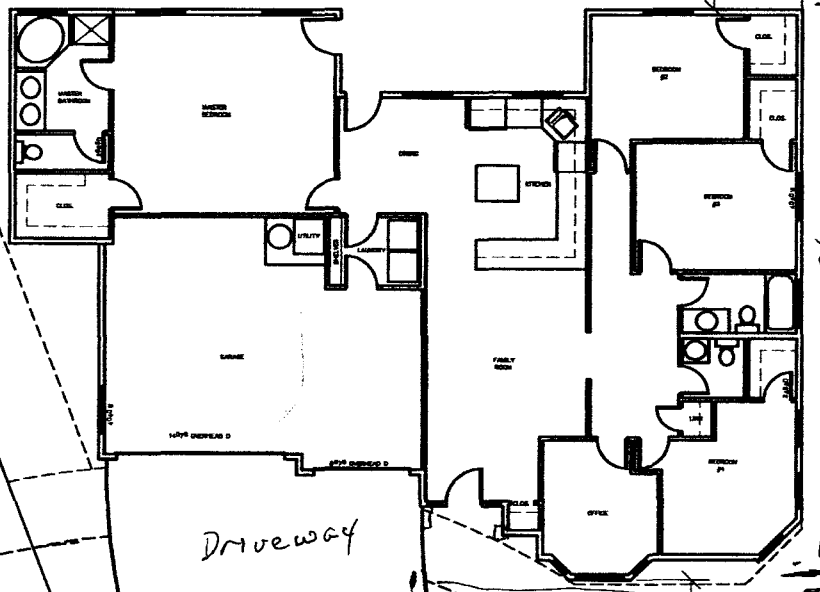
15' IRRIGATION EASEMENT

25'-2"

20'

65' 11"

7'-4"



14' MULTIPURPOSE EASEMENT

48'

55'

Driveway

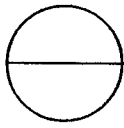
15'

23'

20'-4"

Boundary OK JKH

JKH 2-12-07



S I T E P L A N

1/16" = 1' - 0"

MIA DRIVE

2932

CRISTA LEE WALK