

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 2944 Mia Dr.
 Parcel No. 2943-293-34-013
 Subdivision Chipeta West
 Filing 1 Block 2 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600
 Sq. Ft. of Lot / Parcel ~ 8149 sq. ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 23'

OWNER INFORMATION:

Name Marlene Blevens
 Address 148 Talbot 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 Terry + Debbie Blevens
 Address 134 29 Rd.
 City / State / Zip Grand Jct, Co. 81503
 Telephone 243-1461

*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 _____ NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>25'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval _____ (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 Debbie Blevens Date 3.6.07
 Department Approval [Signature] Date 3/7/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>DAID OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-7-07</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)

84.19

- Property Line
- 10' on easement
- REAR SETBACK 25'
- EAST SETBACK 7'
- WEST SETBACK 10'
- FRONT SETBACK 20'
- from edge of sidewalk property line

NORTH

66'

HOUSE IMPRINT

ACCEPTED *JAR* 3/7/07
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

10' irrigation easement

48' 9 1/2"

45' 9 1/2"

102' 9 1/6"

Driveway
Dine O.K. 3/6/07

Driveway

14' M.P.E.

20' from prop. line

SIDEWALK

2944 MIA DRIVE
 Chipeta West Subdivision
 OWNER MARLENE BLEUVENS #243-1461
 CUL DE SAC

MIA DRIVE