

FEE \$	10.00
TCP \$	1589.00
SIF \$	4620.00

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

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

Building Address 2945 Mia Drive  
 Parcel No. 2943-293-34-011  
 Subdivision Chipota West  
 Filing \_\_\_\_\_ Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2636  
 Sq. Ft. of Lot / Parcel 8,991.92 sq. ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,636  
 Height of Proposed Structure 19'6"

**OWNER INFORMATION:**

Name Todd & Melissa Schmitt  
 Address 645 1/2 30 RD  
 City / State / Zip GS, CO, 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Todd & Melissa Schmitt  
 Address 645 1/2 30 RD  
 City / State / Zip GS, CO 81504  
 Telephone (970) 210-4160

**\*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 <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 3/22/07</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 Todd Schmitt Date 3/21/07

Department Approval NA Wendy Spurr Date 3/23/07

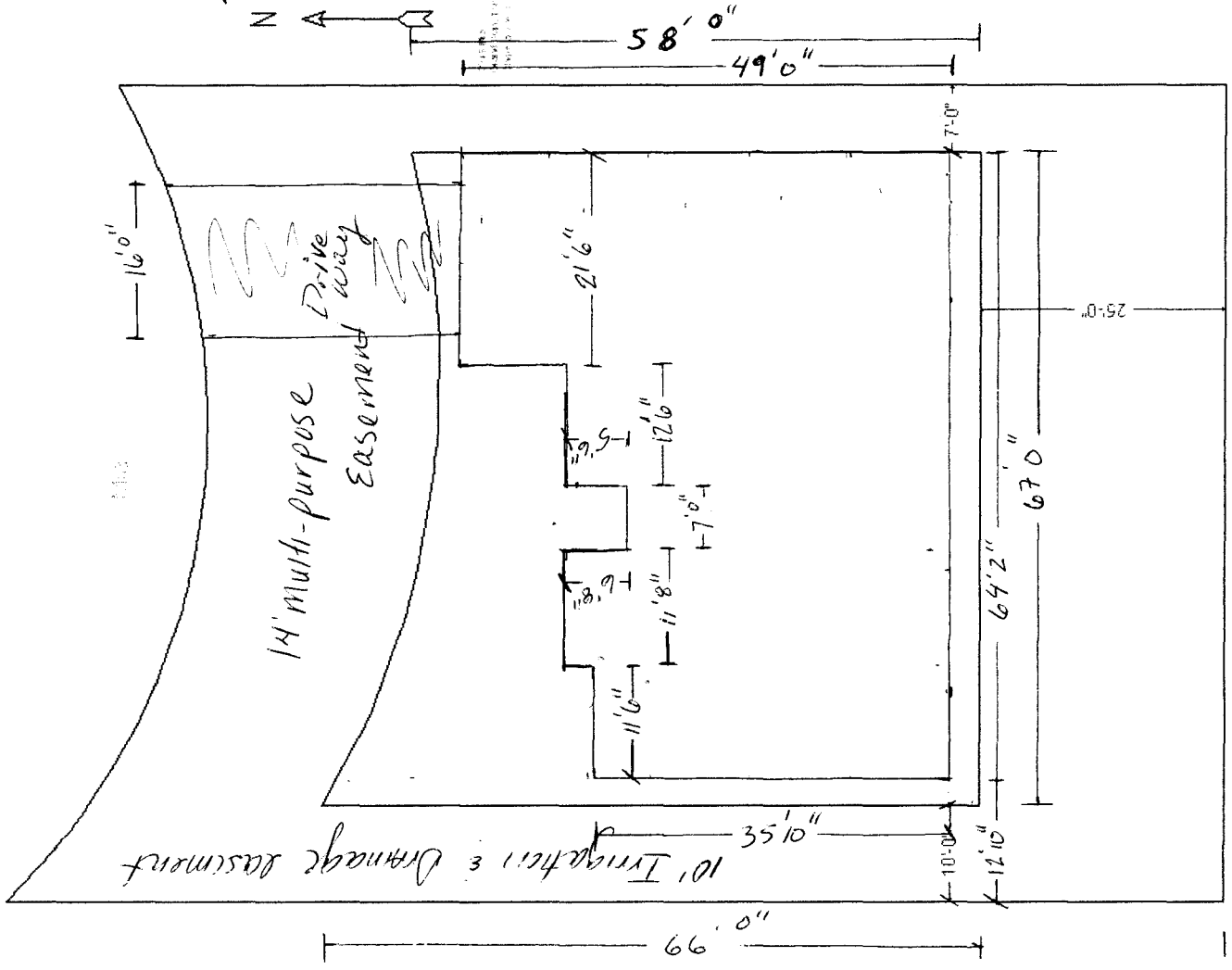
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. paid @ CMSD

Utility Accounting [Signature] Date 4-27-07

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)

Todd Schmitt  
 &  
 Melissa  
 2945 Mia Drive  
 Chipeta West Subdivision  
 Lot 11 - Block 2

ALL DIMENSIONS  
 TO PROPERTY LINES  
 UNLESS OTHERWISE  
 NOTED. THIS MUST BE  
 VERIFIED BY A  
 SURVEYOR.





Todd Schmitt

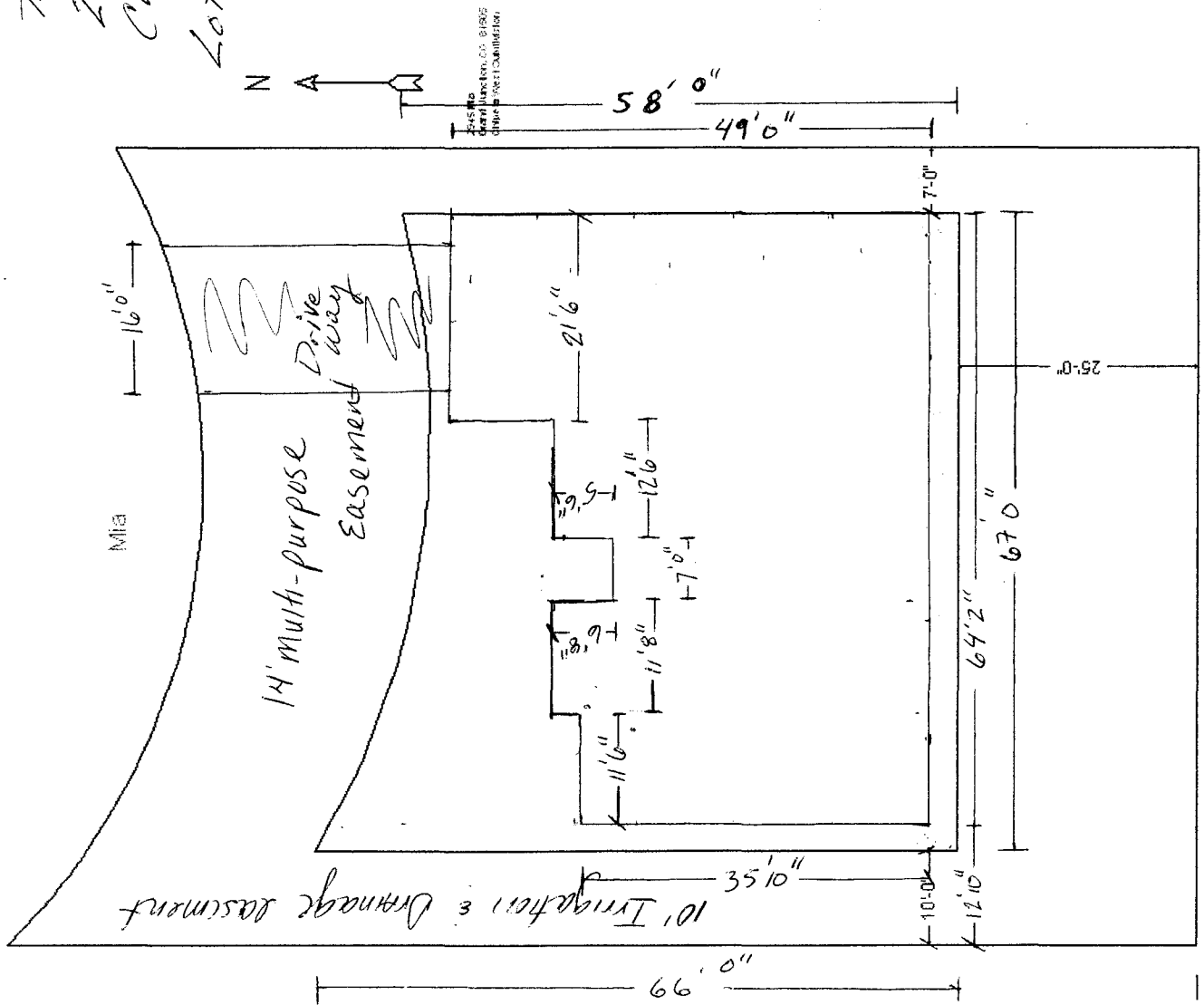
Malissa

2945 Mia Drive

Chipeta West Subdivision

Lot 11 - Block 2

MR. RANDY STORVICK  
OWNER  
2945 MIA DRIVE  
DENVER, CO 80202  
SUBDIVISION: CHIPETA WEST SUBDIVISION  
BLOCK: 2  
LOT: 11



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