

FEE \$	1589 10 ⁰⁰
TCP \$	460.00
SIF \$	1589

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

BLDG PERMIT NO. _____

Building Address 2947 Mia Drive
 Parcel No. 2943 293-341-010
 Subdivision Chipeta West
 Filing 1 Block 2 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1877
 Sq. Ft. of Lot / Parcel 9201
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Integrity Contracting, LLC
 Address PO Box 698
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Integrity Contracting
 Address PO Box 698
 City / State / Zip Fruita, CO 81521
 Telephone 970 201 1177

***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>1</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>JMK</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 4/16/07

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>paid @ AMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-19-07</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)

