

FEE \$	1000
TCP \$	1589
SIF \$	400

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

BLDG PERMIT NO. _____

Building Address 2949 MIA Drive
 Parcel No. 2943-293-34-009
 Subdivision Chipeta West
 Filing 1 Block 2 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1940
 Sq. Ft. of Lot / Parcel 8997 Sq. Ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0
 Height of Proposed Structure 26 Ft.

OWNER INFORMATION:

Name Roxie Laukita
 Address 2089 Hodessa Ct.
 City / State / Zip Grand Junction, Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Roxie Laukita
 Address 2089 Hodessa Ct.
 City / State / Zip Grand Junction, Co. 81503
 Telephone 970-241-6222

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 1 Story 3 Bedroom
2 Bath, Single Family

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>WS</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 Roxie Laukita Date 3-17-07
 Department Approval [Signature] Date 3/23/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>paid @ OMSD</u>
Utility Accounting <u>Kate C. [Signature]</u>	Date <u>3/23/07</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)

Lot 8
← 75' →

Lot 10

AND PROPERTY LINES
LOCATED
BY
AND
ADJACENT
PROPERTY

Use of this margin

39'

48'

20'

14' Multi-purpose Easement

← 18' →

New House

← Lot 133' →

64'

7'

Merle's Way

14' mut. purpose Easement

80'

Driveway

22'

Boundary or

← 59' →
MIA Dr

← 21' →