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

BLDG PERMIT NO. 21905-13954

Building Address 2501 Mount Sopris Drive  
 Parcel No. 2945-222-05-041  
 Subdivision Heatheridge Estates  
 Filing \_\_\_\_\_ Block 2 Lot 41

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3720 Sq. Ft. Proposed add 114.4  
 Sq. Ft. of Lot / Parcel 9660  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4409  
 Height of Proposed Structure 9'6"

**OWNER INFORMATION:**

Name Deborah Dean  
 Address 2501 Mount Sopris Drive  
 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Hilgenfeld Construction  
 Address 683 25 Road  
 City / State / Zip Grand Junction, CO 81505  
 Telephone 243-4048

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Master bath and closet  
remodel/addition

**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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	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 [Signature] Date 8-7-07  
 Department Approval [Signature] Date 8/7/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change swr/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-7-07</u>		

IRRIGATION EASEMENT

83'10"

POWER  
PHONE  
CABLE

25'8"

ACCEPTED *Judith Perez*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

7'4"

NEW  
ADDITION

4'9"

24'1"

EXISTING RESIDENCE

23'8"

95'

115'

12'2"

DECK

EXISTING GARAGE

DN

WATER  
LINE

SEWER  
LINE

25'4"

CONCRETE DRIVE

65'6"

23'6"

2501 Mt. Sopsis Drive