

PEP-2007-129

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 676 PEONY DRIVE  
 Parcel No. 2947-151-45-001  
 Subdivision HUTTO  
 Filing 2 Block 1 Lot 1

No. of Existing Bldgs 1 No. of Proposed 2  
 Sq. Ft. of Existing Bldgs 1517 Sq. Ft. Proposed 4572  
 Sq. Ft. of Lot / Parcel 412,077  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 7009  
 Height of Proposed Structure 19'

**OWNER INFORMATION:**

Name FRANCIS & MARY JANE HUTTO  
 Address 676 PEONY DR.  
 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 AUSTIN & AUGUSTA DESIGN CM  
 Address 1801 I-70 BUSINESS LOOP, #B5  
 City / State / Zip GRAND JUNCTION, CO 81501  
 Telephone (970) 293-1985

**\*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-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15</u> from PL Rear <u>35</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>No structure or part of structure perst no-build line</u>		
Voting District <u>A</u> Driveway Location Approval <u>PH</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).

X Applicant Signature [Signature] Date 10-9-07  
 Department Approval PH [Signature] Date 10/31/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>20728</u>
Utility Accounting <u>[Signature]</u> Date <u>10/31/07</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)

# Austin & Augusta Design

& Construction Management

1801 I-70 Bus Loop Suite B-5

Grand Junction, CO 81501

(Ph)970-243-1985

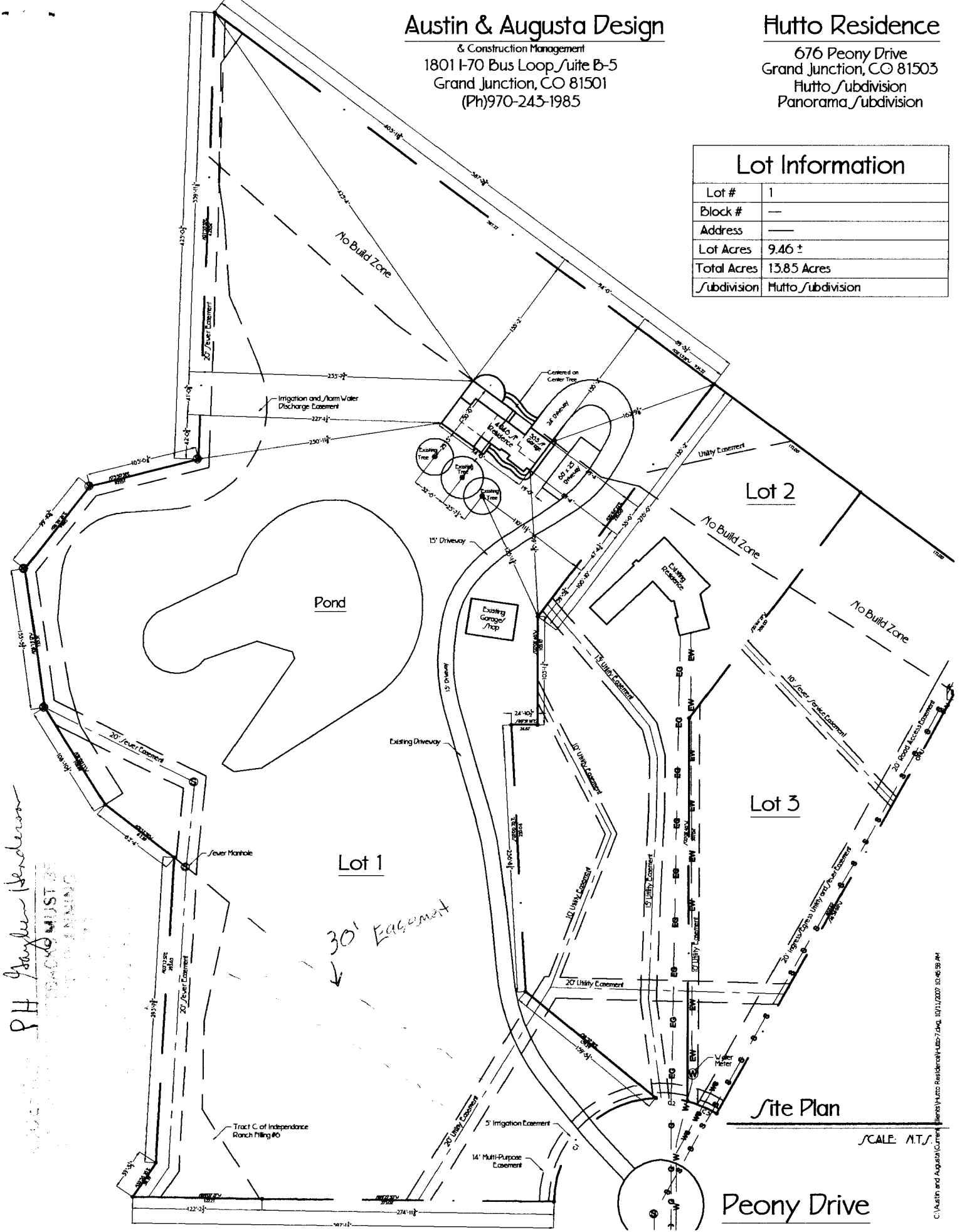
# Hutto Residence

676 Peony Drive  
Grand Junction, CO 81503

Hutto Subdivision  
Panorama Subdivision

## Lot Information

Lot #	1
Block #	—
Address	—
Lot Acres	9.46 ±
Total Acres	13.85 Acres
Subdivision	Hutto Subdivision



*PH Gaylen Henderson*  
 MUST BE  
 FINISHED

Site Plan

SCALE: N.T.S.

Peony Drive

Drive OK PH