

FEE \$	10 <sup>00</sup>
TCP \$	2554
SIF \$	460

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

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

Building Address 311 Carriage Hills Ct  
 Parcel No. 2A45-244245-001  
 Subdivision Carriage Hills  
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1698  
 Sq. Ft. of Lot / Parcel 4591 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1648 sq ft  
 Height of Proposed Structure 51' 8 7/8"

**OWNER INFORMATION:**

Name Kathleen Miller  
 Address 379 Slapar  
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Monice Million  
 Address 200 Eagle Trail Ct  
 City / State / Zip Windsor, CO 81527  
 Telephone 970-640-3235

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

NOTES: DEC 17 2008  
RB

**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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>30/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>WJ</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 \_\_\_\_\_ Date 12/15/08

Department Approval WJ Gayle Hender Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21306</u>
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Utility Accounting <u>Over due</u>	Date <u>12/17/08</u>
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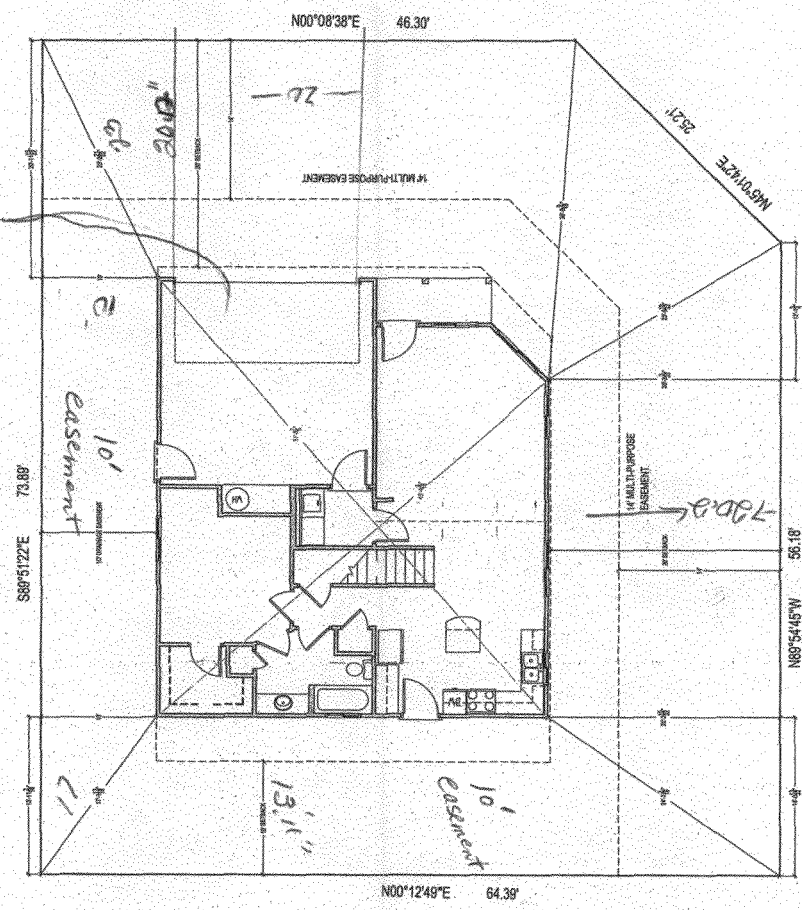
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED  
 12/17/08  
 [Signature]

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY PARALLELS AND PROPERTY LINES.

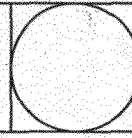


Carrage Hills Subdivision	
FLING	0
BLOCK	1
LOT NUMBER	1
LOT SIZE	4,581.00 sq. ft.
LIVING AREA	1,288.59 sq. ft.
GARAGE AREA	358.37 sq. ft.
TOTAL AREA	1,648.96 sq. ft.



**ADT**  
 Advanced Drafting & Design  
 1200 W. 10th Street, Suite 100  
 Grand Junction, CO 81501  
 Phone: 970.243.4444 Fax: 970.243.4444

**Kathleen E. Miller**  
 311 Carrage Hills Court  
 Grand Junction, CO



Revisions	
A	
B	
C	
D	
E	
F	

Drawn by: **ADT**  
 Date: **11/14/08**  
 Date: **11/13/08**  
 Scale: **1" = 5'**

**SITE PLAN**  
**C1**