

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

## Community Development Department

Building Address 408 Chert Drive  
2942 Red Cloud Ln.  
 Parcel No. 2943-173-44-022  
 Subdivision COUNTRY PLACE ESTATE  
 Filing 1 Block 7 Lot 22

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 1453  
 Sq. Ft. of Lot / Parcel 5380<sup>#</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2253  
 Height of Proposed Structure 15'

### OWNER INFORMATION:

Name ROBERT MORETTI  
 Address 3013 Milburn Dr  
 City / State / Zip GS Co 81504

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Same.  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 201-1229

### \*TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: NEW SINGLE FAMILY RESIDENCE.

**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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District "C" Driveway Location Approval [Signature]  
 (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).

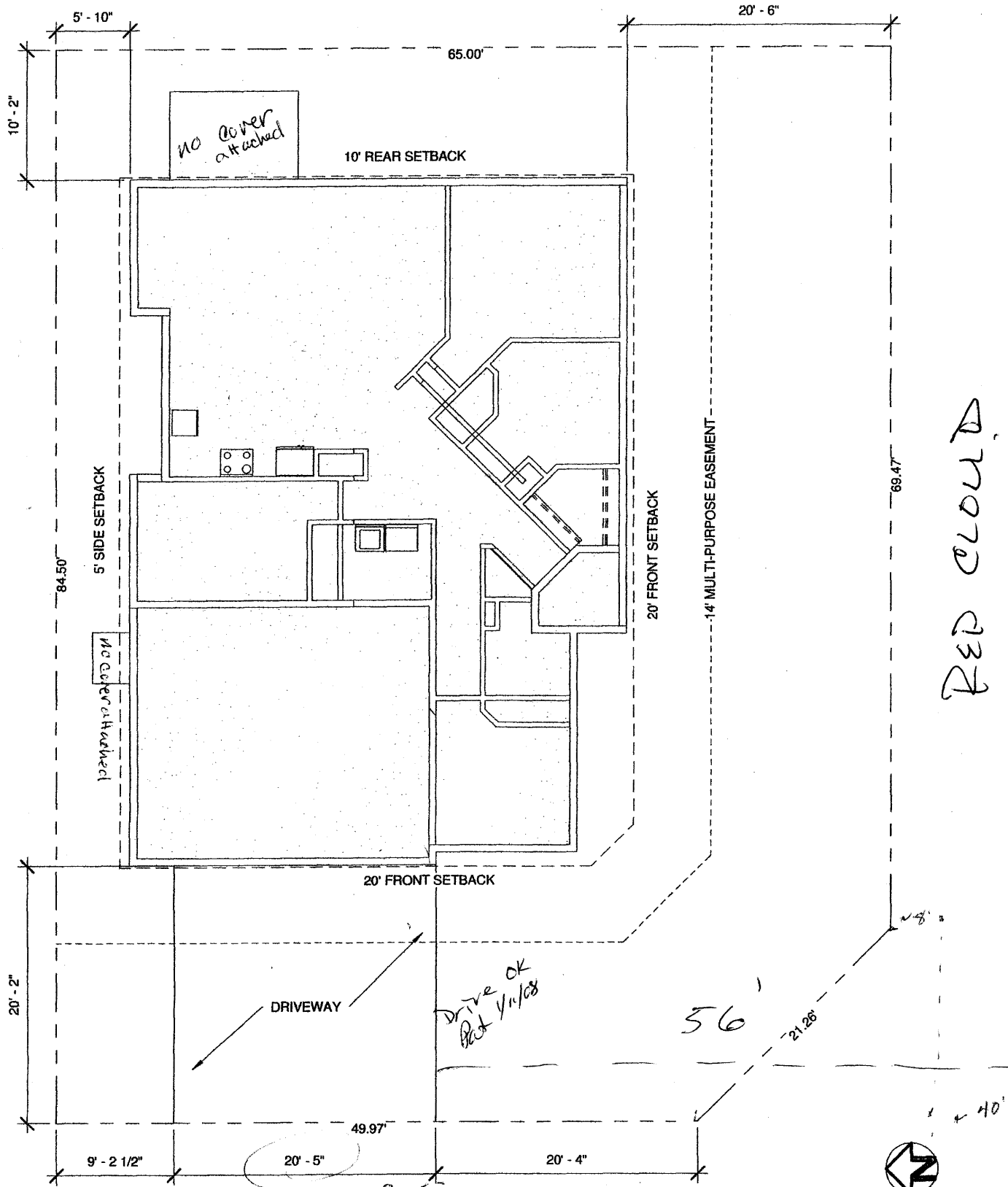
Applicant Signature [Signature] Date 12/31/17  
 Department Approval [Signature] Date 1/11/18

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20540</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-11-18</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)

**COUNTRYPLACE  
ESTATES  
BLOCK 7  
LOT 22**

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



*RED CLOUD*

*408*  
~~CHERT~~ CHERT DR.

to minimize the number of access points along a street. Shared access provides for safer and more efficient operation of the flow of traffic on the street and shall meet the above requirements.

#### 4.1.3 Corner Clearance

Corner clearances are defined as the distance between a driveway and the the nearest intersecting street. The clearance is necessary so that accesses do not interfere with street intersection operations and should provide drivers with adequate perception-reaction time to avoid potential conflicts. On corner lots, the access location shall be on the street of lowest functional classification.

### **Minimum Corner Clearance (ft)** Measured from Flowline to Near Edge of Access

Street Classification	Clearance From Unsignalized Intersections	Clearance From Signalized Intersections	Single Family Residential Driveways
Local	50'	150'	50'
Collector	150'	150'	100'
Minor Arterial	150' *	300' *	100' *
Major Arterial	300' *	300' *	150' *

\*May be restricted to right-in, right-out only access. Single family access to arterial streets is not acceptable practice and will be permitted only in extreme hardship cases.

## 4.2 Access Design

### 4.2.1 Types of Access

Generally, all new private property access shall be designed as curb cuts. Radii type curb returns with handicap ramps will be required for accesses when the peak hour right turn entering volume exceeds 20 vehicles in the peak hour. Auxiliary lanes shall be constructed when turn volumes meet the minimum criteria in the right turn warrant chart.

### 4.2.2 Design Vehicles

All accesses shall be designed to accommodate the turning characteristics of the largest vehicle that will most commonly utilize the proposed access. Most residential and small commercial driveways only need to accommodate passenger cars; other commercial or industrial developments will usually require at least one access that can accommodate the efficient entry or exit of larger vehicles.