

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

*Tilman* <sup>314</sup>

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

Building Address 690 ~~Fittman~~ Dr  
 Parcel No. 2945-021-27-018  
 Subdivision Little Creek  
 Filing \_\_\_\_\_ Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2764  
 Sq. Ft. of Lot / Parcel 8548  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2764  
 Height of Proposed Structure 30'

### OWNER INFORMATION:

Name Covenant Const & Dev, Inc  
 Address 3666 G.7 Rd  
 City / State / Zip Palisade CO 81526

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Covenant Const. & Dev, Inc  
 Address 3666 G.7 Rd  
 City / State / Zip Palisade CO 81526  
 Telephone 970 640 0620

### \*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-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Site specific Engineered Foundation Reqd</u>		
Voting District <u>"B"</u>	Driveway Location Approval <u>314</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 Paul Hornbeck Date Jan 14 2008  
 Department Approval 314 Paul Hornbeck Date 1-16-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20843</u>
Utility Accounting <u>Waterbury</u>	Date <u>1/16/08</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)

REVISIONS  
 1. [ ]  
 2. [ ]  
 3. [ ]  
 4. [ ]  
 5. [ ]  
 6. [ ]

**FORB**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782



690 TILMAN  
 COVENANT CONSTRUCTION

APPROVED  
 DATE  
 1-16-08  
 SCALE 1/8" = 1'-0"

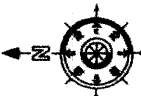
ACCEPTED *Paul Holmbeck*  
 1-16-08  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES.

NOTE: THE RESPONSIBILITY OF THE DRAFTER OR OWNER TO VERIFY ALL DETAILS  
 1. OF THE PLAN AND TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN THE ACCEPTANCE OF THESE THINGS  
 2. FROM THE CITY PLANNING DIVISION AND TO OBTAIN THE ACCEPTANCE OF THESE THINGS  
 3. FROM THE CITY PLANNING DIVISION AND TO OBTAIN THE ACCEPTANCE OF THESE THINGS  
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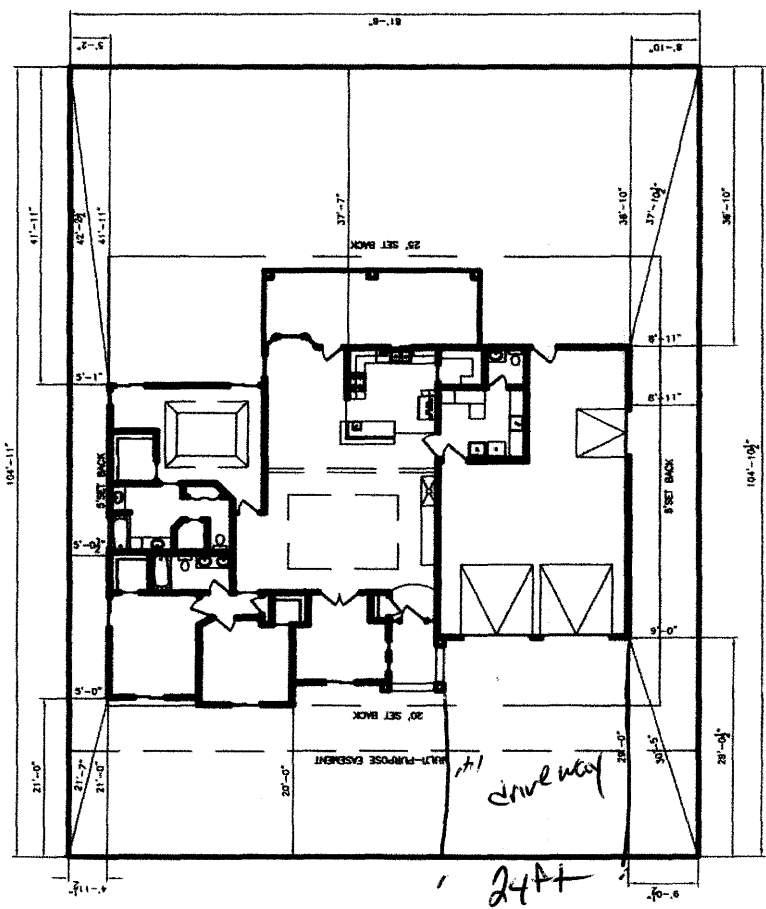
NOTE: MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE: DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE, IF NO BRICK LEDGE  
 EXISTS, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.

NOTE: OWNER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION



SITE PLAN INFORMATION	
SUBDIVISION NAME	LITTLE CREEK
PLAT NUMBER	1
LOT NUMBER	3
BLOCK NUMBER	1
STREET ADDRESS	690 TILMAN DR.
CITY	MESA
COUNTY	COCHISE
GARAGE SQ. FT.	748
COVERED ENTRY SQ. FT.	25
COVERED PATIO SQ. FT.	272
LIVING SQ. FT.	2017
LOT SIZE	8548
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'



SCALE: 1/8" = 1'-0"

TILMAN DR.

*Approved OK*  
*Paul Holmbeck*