

FEE \$	70
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 699 Timon Drive
 Parcel No. 2945-021-27-008
 Subdivision Little Creek
 Filing _____ Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 2286
 Sq. Ft. of Lot / Parcel 8337 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4325 SF
 Height of Proposed Structure 24 ft.

OWNER INFORMATION:

Name Amigo Enterprises, LLC
 Address 29967 210th St.
 City / State / Zip Bonaparte, IA 52620-8151

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Giffin Concepts, Inc.
 Address 2764 Compass Dr., Ste. 112A
 City / State / Zip G.J., MO 81506
 Telephone (970) 241-9223

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PAID

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>Engineered Foundation required</u>		
Voting District <u>B</u>	Driveway Location Approval <u>PH</u> (Engineer's Initials)		

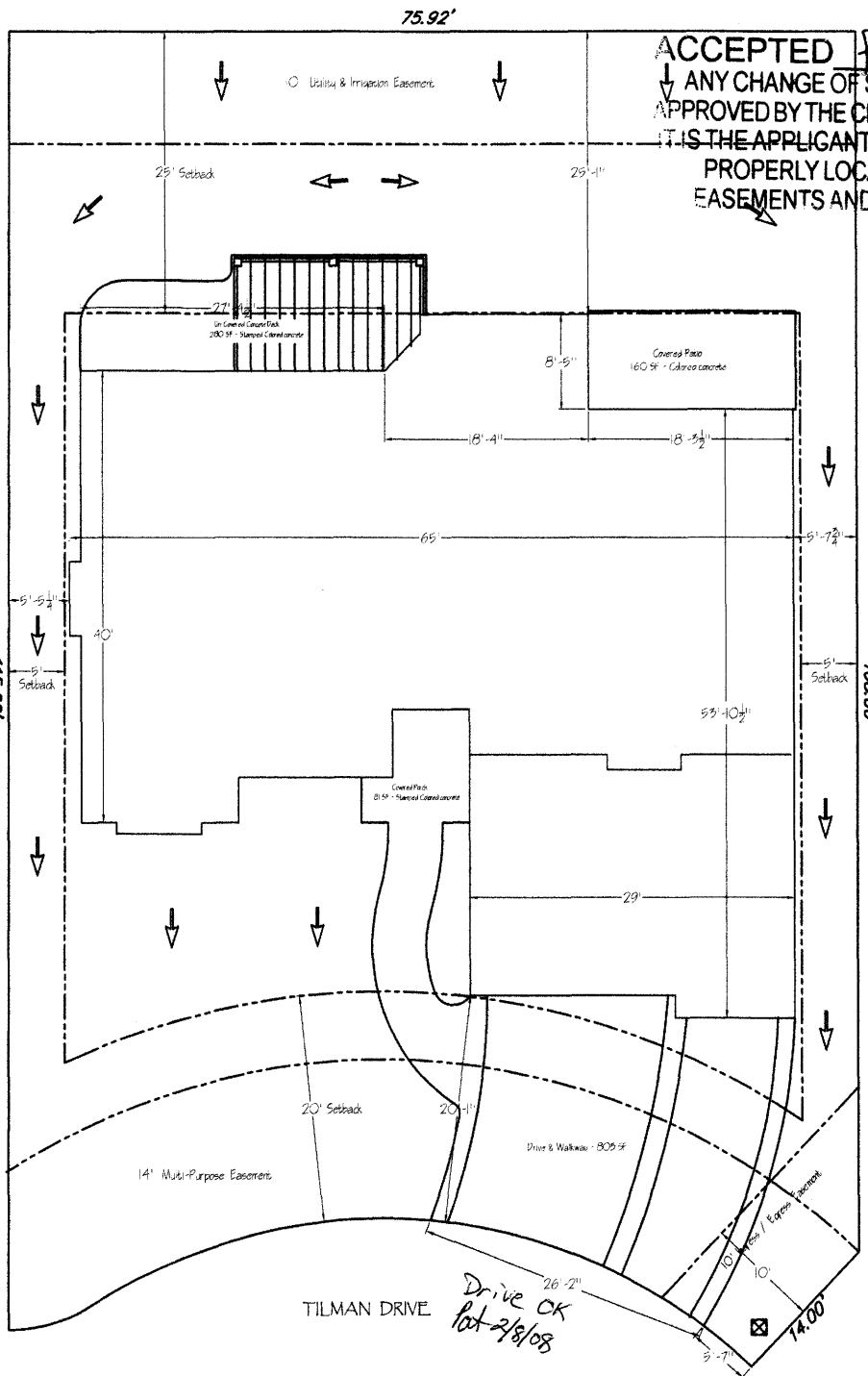
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

Applicant Signature [Signature] Date 2/7/08
 Department Approval [Signature] Date 2/8/08

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20879</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/13/08</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)



ACCEPTED PH *Pat Denzler 2/8/08*
 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.
 AMIGO II
 Lot 8, Block 1-699 Tilman Drive
 LITTLE CREEK SUBDIVISION

PLOT PLAN INFORMATION	
Legal Description	Lot 8, Blk. 1
LITTLE CREEK SUBDIVISION	
Street Address	699 Tilman
House Sq. Ft.	2286
Garage Sq. Ft.	715
CVD, Porch / Patio Sq. Ft.	257 sf
Lot Size	8357 sf
Lot Coverage - sf	sf
Lot Coverage - %	%
Drainage Type	Type "A"
Setbacks	Front: 20' Rear: 25' Side: 5'
Tax No.: 2945-021-27-008	
Design Top of Foundation: 4701.00	

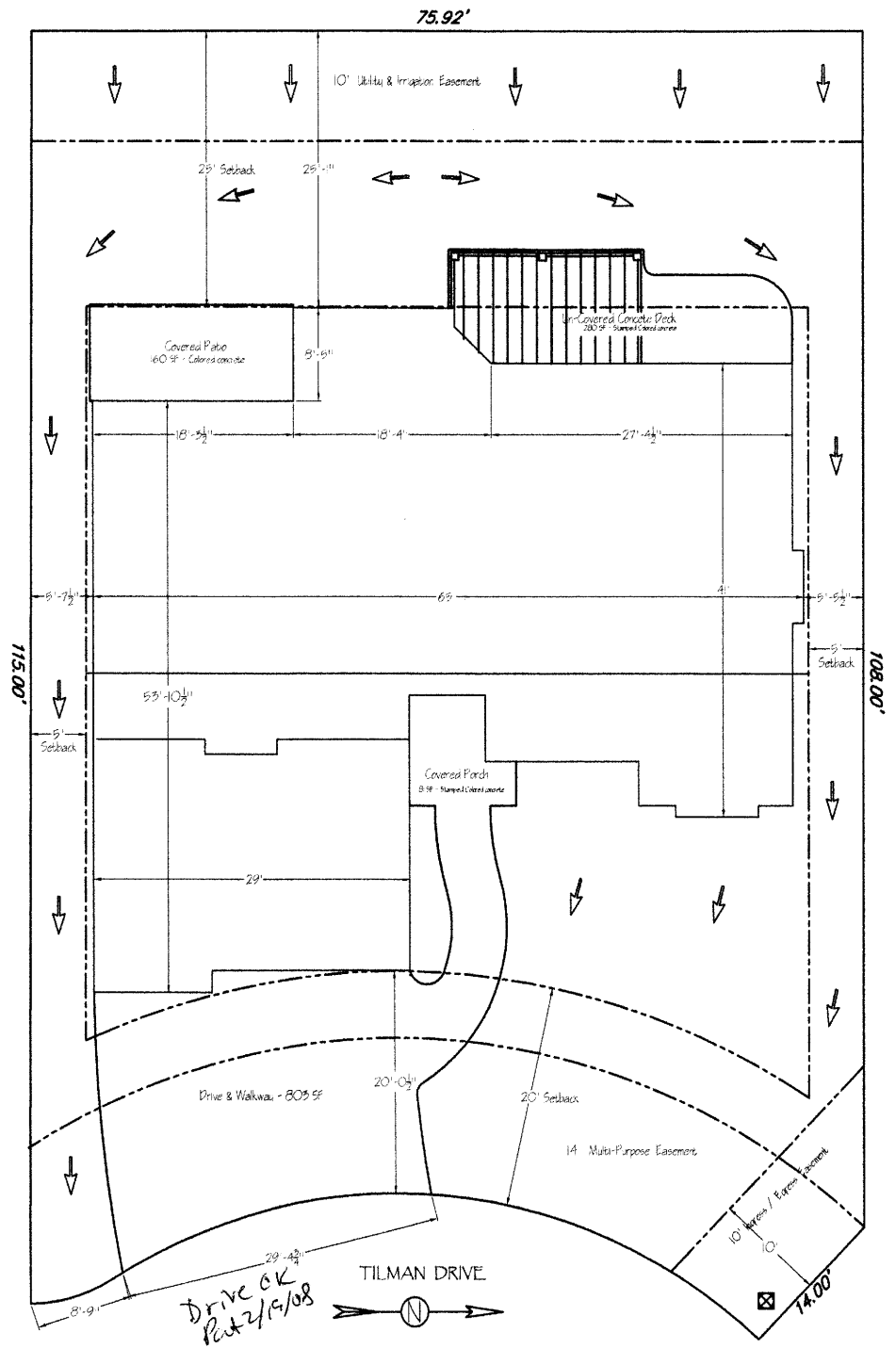
Square Footage:	
Living Area	2286 Sq. Ft.
Garage	715 Sq. Ft.

- ↑ DENOTES DIRECTION OF DRAINAGE FLOW
- ⊕ INDICATES SPOT ELEVATION
- ⊗ UTILITY PEDESTAL
- SETBACK S OF PROPERTY LINE

*Drive OK
Pat 2/8/08*

ACCEPTED *Pat Develop 2/19/08*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 AMIGO EASEMENTS AND PROPERTY LINES.

Lot 8, Block 1 - 699 Tilman Drive
 LITTLE CREEK SUBDIVISION



PLOT PLAN INFORMATION	
Legal Description	Lot 8, Blk. 1
LITTLE CREEK SUBDIVISION	
Street Address	699 Tilman
House Sq. Ft.	2286
Garage Sq. Ft.	715
CVD. Porch / Patio Sq. Ft.	237 sf
Lot Size	8337 sf
Lot Coverage - sf	sf
Lot Coverage - %	%
Drainage Type	Type "A"
Setbacks	Front: 20' Rear: 25' Side: 5'
Tax No.: 2945-021-27-008	
Design Top of Foundation: 4701.00	

Square Footage:	
Living Area	2286 Sq. Ft.
Garage	715 Sq. Ft.

- ↑ DENOTES DIRECTION OF DRAINAGE FLOW
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Amended Clearance 2/19/08