

11596

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 667 Chama Ln.  
 Parcel No. 294503139003  
 Subdivision Valley Meadows East  
 Filing 1-sect Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1665 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 1 acre  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface \_\_\_\_\_  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 11'

### OWNER INFORMATION:

Name Michael and Bonnie Lightfoot  
 Address 667 Chama Ln. 81501  
 City / State / G.J. CO

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Benchmark C.M. LLC.  
 Address 1959 Broadway  
 City / State / G.J. CO. 81507  
 Telephone 970-243-4847

### \*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 PLANNING STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2</u>		
Voting District _____ Driveway Location Approval _____	Special Conditions _____		
(Engineer's Initials)			

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Stu S. Renteria Date 10-4-200

Planning Approval Gaylen Hendon Date 10-5-10

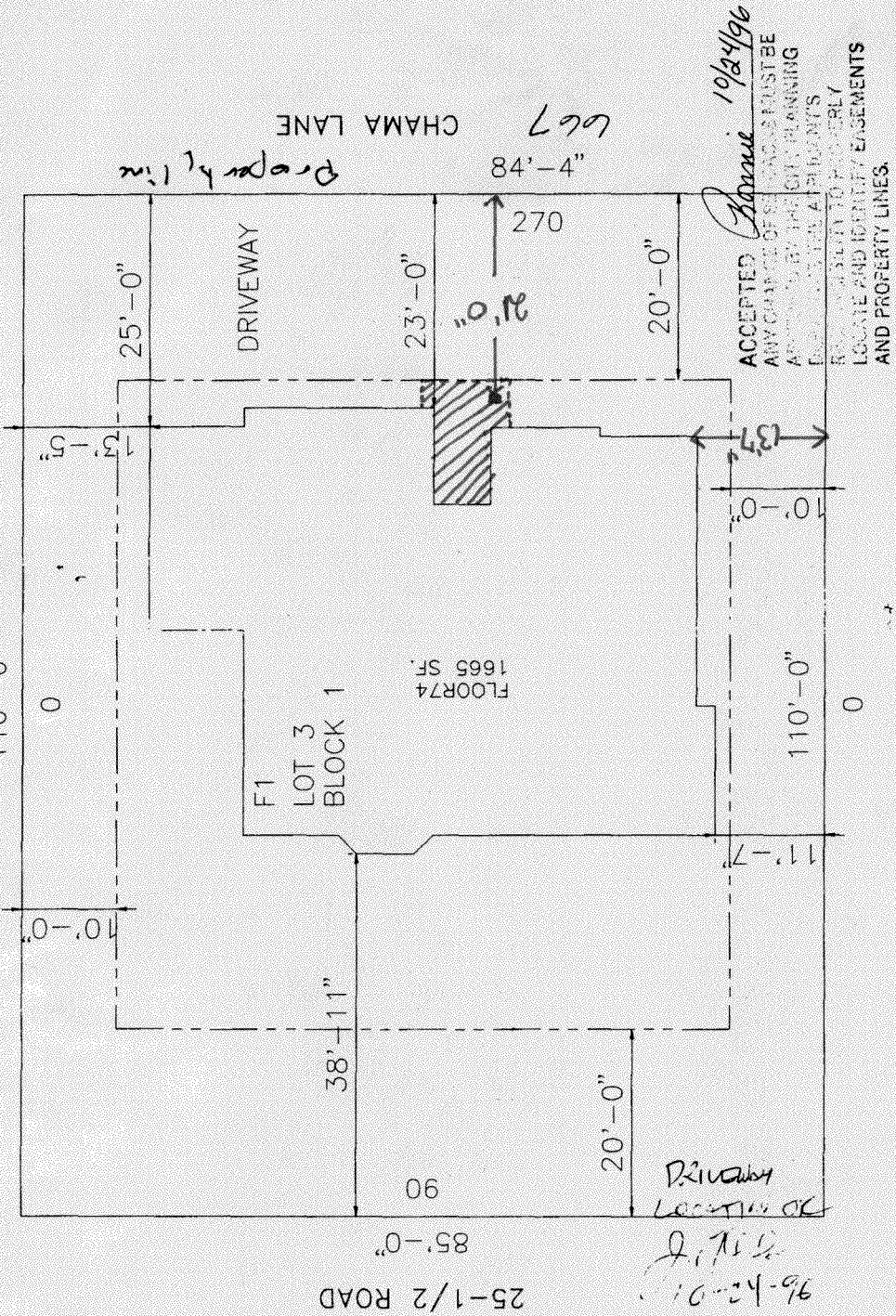
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>no property</u>
Utility Accounting <u>Blue arrow</u>	Date <u>10-5-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**APPROVED**

VALLEY MEADOWS EAST SUBDIVISION

L3 B1 F1



667 CHAMA LANE Property line

84'-4"

25'-0"

DRIVEWAY

23'-0"

270

20'-0"

10'-0"

11'-7"

10'-0"

F1 LOT 3 BLOCK 1

FLOOR 74 1665 SF.

25-1/2 ROAD 85'-0"

20'-0"

96-42-01 10-24-96 Driveway Location OK

ACCEPTED *Boone* 10/24/96  
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.

*you overhangs into easements*

10-5-10  
**ACCEPTED**  
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.

*Gayle H. de*