

FEE \$	10.00
TCP \$	8
SIF \$	9

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2975 B 1/2 RD
 Parcel No. 2943-294-00-147
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 2000
 Sq. Ft. of Lot / Parcel 7.49 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000 ~~2~~ 3000

OWNER INFORMATION:

Name CHAPETA GLENN, LLC
 Address 2030 WRANGLER WAY
 City / State / Zip GRAND JUNCTION, CO
801503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): RELOCATING PRESENT STRUCTURE

APPLICANT INFORMATION:

Name H. FREDERICK FODREA
 Address 2030 WRANGLER WAY
 City / State / Zip GRAND JUNCTION, CO
81503
 Telephone 970-241-8781

***TYPE OF HOME PROPOSED:**

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

NOTES: THIS HOUSE IS BEING MOVED IN PREPARATION FOR A SUBDIVISION AT A LATER DATE AND WILL NOT HAVE ANY UTILITIES UNTIL SUBDIVISION UTILITIES ARE APPROVED.

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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</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>Location of house</u>
Voting District _____	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials) <u>shown that may not be consistent with current subdivision under review or with future</u>

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).

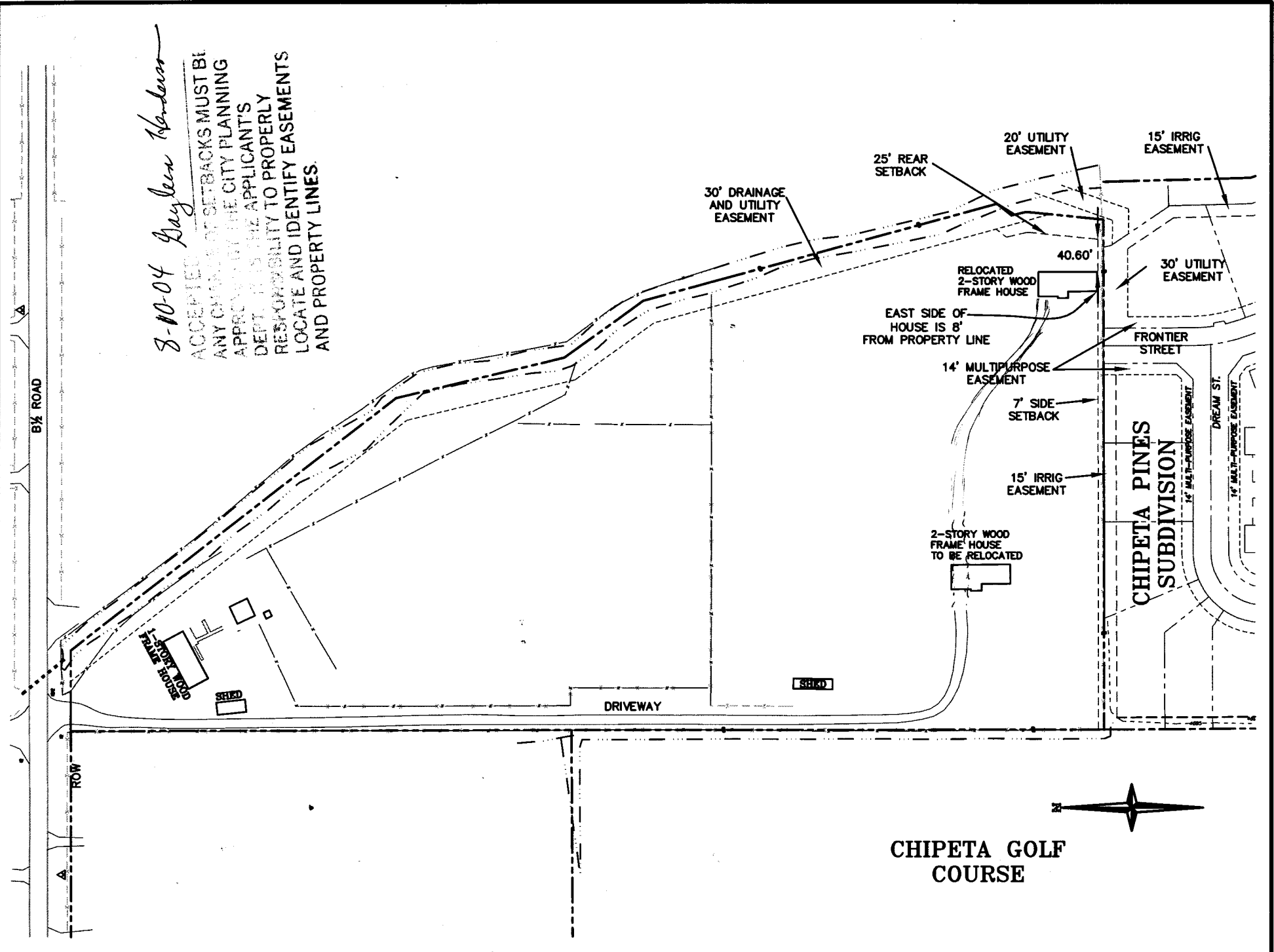
Applicant Signature [Signature] Date 8/9/04
 Department Approval NA Gaylen Henderson Date 8-10-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>DUSD + CITY SIF WILL BE PAID WHEN DUSD TRAVELS</u>
Utility Accounting <u>[Signature]</u>	Date <u>CONNECTION TO LINE 8/11/04</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)

Planning Commission action

8-10-04 Dayleen Hardman
 ACCEPTED SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



CHIPETA GOLF COURSE