

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2976 Comanche Court
 Parcel No. 2943-294-28-016
 Subdivision Chipeta Glenn
 Filing 1 Block 3 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2003
 Sq. Ft. of Lot / Parcel 10765
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3500 sq ft
 Height of Proposed Structure 18ft

OWNER INFORMATION:

Name A.C.C.T. 2000
 Address P.O. Box 511
 City / State / Zip Clifton CO. / 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name A.C.C.T. 2000
 Address P.O. Box 511
 City / State / Zip Clifton CO, 81520
 Telephone (970)-210-7670

***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 R5F-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Covenants allow only
 Voting District E Driveway Location Approval _____
 (Engineer's Initials) single story home

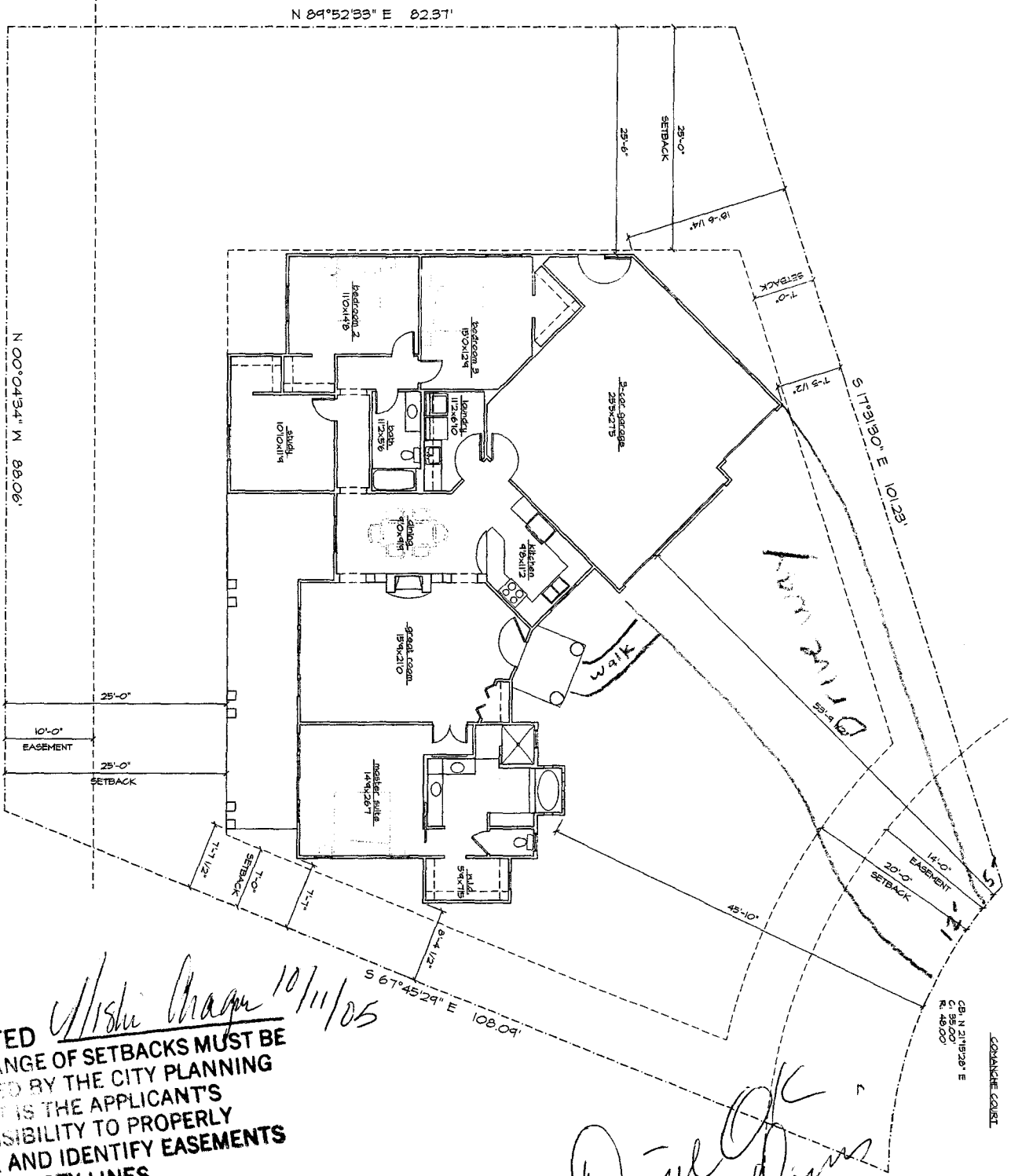
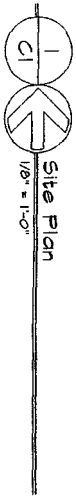
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Chris Weller Date 10/3/05
 Department Approval [Signature] Date 10/11/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL OMSO
 Utility Accounting [Signature] Date 10/11/05

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 *Wishie Chapman 10/11/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*David OK
 Paul Hous
 10-11-09*

KD

THE COMANCHE I
 2976 Comanche Court
 Grand Junction, CO

Builder/Developer:
ACCI HOMES BUILDER
 Grand Junction, Colorado
WAGNER
 Design & Development
 Grand Junction, Colorado

Designed by:
Stace DESIGN
 431 South C
 Grand Junction
 (970) 254-87

Date: 08/10/05