

FEE \$ 10.-
 TCP \$ 1500.-
 SIF \$ 292.-

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

BLDG PERMIT NO. _____

Building Address 2978 Comanche Ct
 Parcel No. 2943
2978-294-00-147
 Subdivision Chipeta Glenn
 Filing 1 Block 3 Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1896
 Sq. Ft. of Lot / Parcel 9073 sq. ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2665 sq ft
 Height of Proposed Structure 16ft

OWNER INFORMATION:

Name ACCI 2000 Inc.
 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 ACCI 2000 Inc.
 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 <u>RSF-4</u>	Maximum coverage of lot by structures _____
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) _____	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	DATE NOV 30 2005 TB

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).

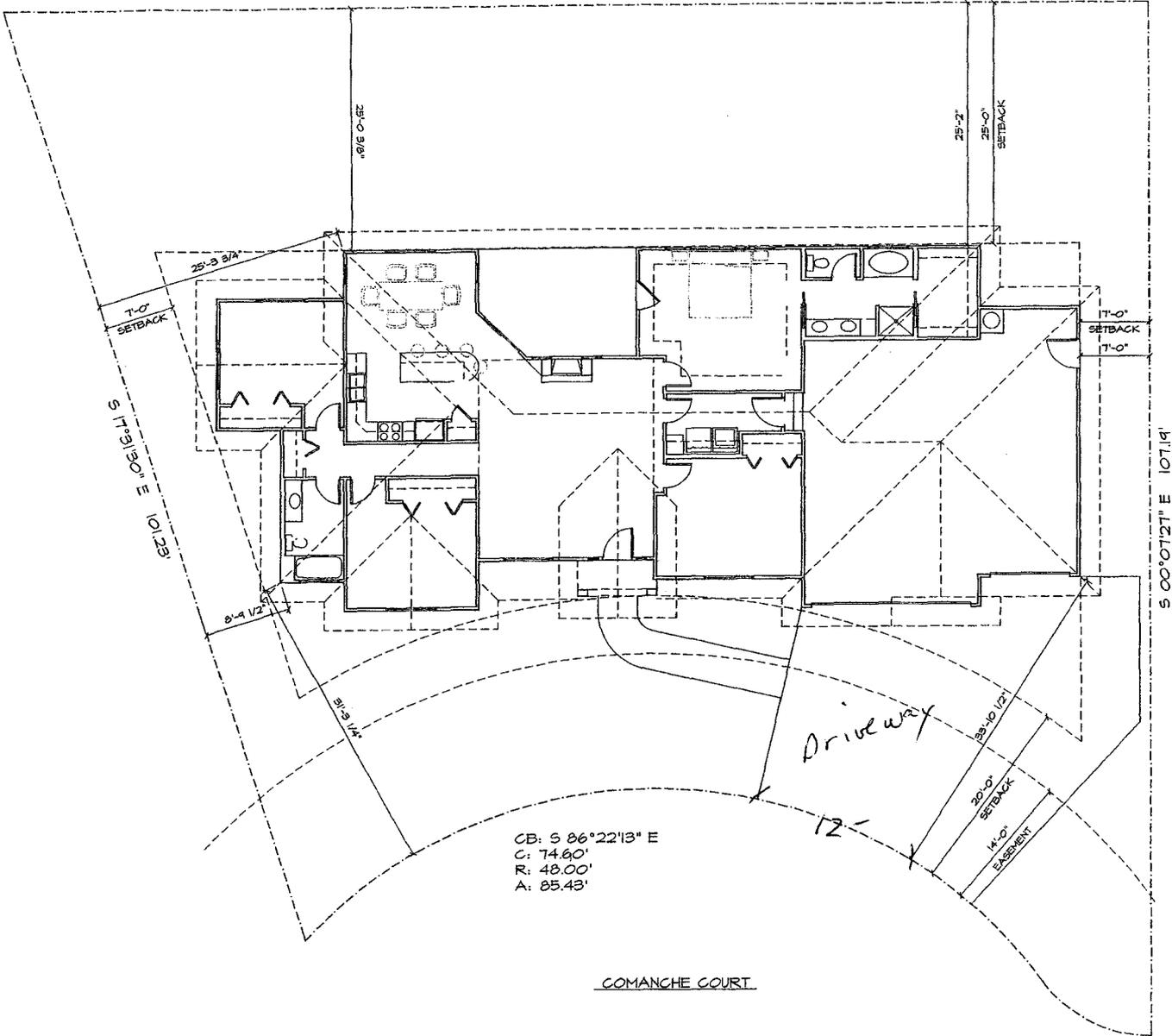
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chris Willin Date 11/23/05
 Department Approval XV Hayden Henderson Date 11-30-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMSP</u>
Utility Accounting <u>A. Bensley</u>	Date <u>11/30/05</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)

N 04°52'33" E 115.73'

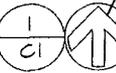


CB: S 86°22'13" E
 C: 74.60'
 R: 48.00'
 A: 85.43'

COMANCHE COURT

CB: N 62°45'08" W
 C: 12.41'
 R: 13.50'
 A: 12.90'

ACCEPTED *KV Gayle Henderson / Nishi Araga 11-30-05*
 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.



Site Plan
 1/8" = 1'-0"

2978 COMANCHE COURT
 BLOCK 3, LOT 17

*Done OK
 Rick Davis
 11-28-05*

Professional Seal

1003007