

FEE \$	10 <sup>00</sup>
TCP \$	1500 <sup>00</sup>
SIF \$	292 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2979 Kachina Dr.  
 Parcel No. 2943-294-28-027  
 Subdivision Chipeta Glen  
 Filing 1 Block 3 Lot 27

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2880  
 Sq. Ft. of Lot / Parcel 10154  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2880  
 Height of Proposed Structure 21 ft

**OWNER INFORMATION:**

Name Wanda Locke  
 Address 596 35 Rd  
 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 Wanda Locke  
 Address 596 35 Rd.  
 City / State / Zip Clifton, Co 81520  
 Telephone 464-5115

**\*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 <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____
Voting District <u>"E"</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	_____

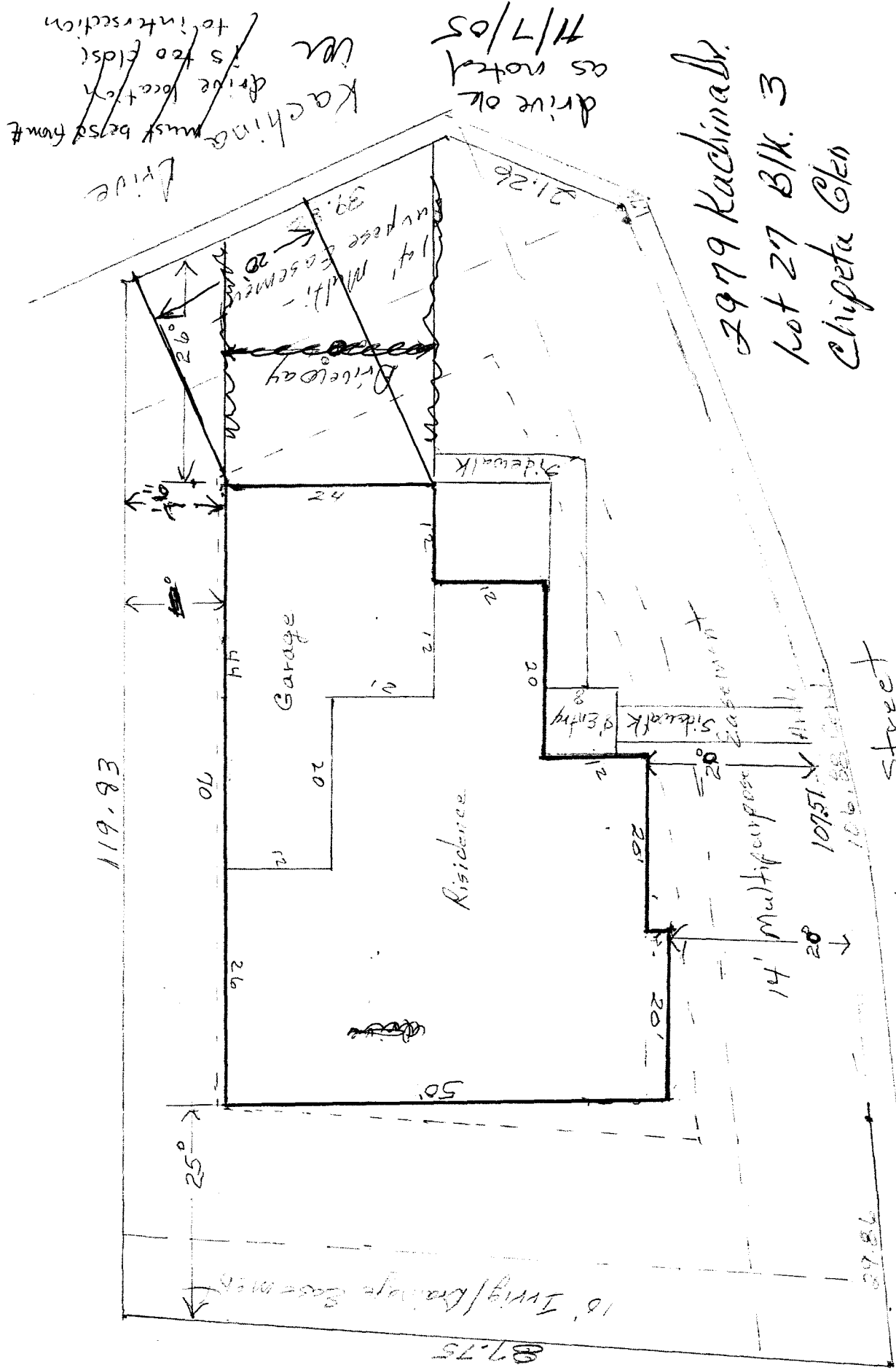
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Wanda Locke Date 11-1-05  
 Department Approval WS Gayle Henderson Date 11-7-05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>11.7.05</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)



2979 Kachinabv.  
 Lot 27 B/Lk. 3  
 Chipeta Glen

Frontier Street



11-7-05 Gaylen Henderson  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT. RESPONDING TO ALL COMMENTS PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

WS

Kachina drive location must be set from # 5 to close to intersection

drive ok as noted 11/7/05

119.93

87.75

18' Irving/Brady Easement

14' Multipurpose Easement

Garage

Residence

Bicycleway

Sidewalk

Sidewalk

Entry

