

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 679 KAPOTA
 Parcel No. 2945-031-00-123
 Subdivision Valley Meadows North
 Filing _____ Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 11639
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) EXISTING 4637
 Height of Proposed Structure 23'

OWNER INFORMATION:

Name Joseph Nick Diluzio
 Address 2433 Spanish Hills Ct.
 City / State / Zip GRAND JUNCTION, CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name C P HOMES
 Address 1840 N. 12th St. #A
 City / State / Zip GRAND JUNCTION, CO. 81501
 Telephone 970-216-2112

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "B" Driveway Location Approval _____
 (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 [Signature] Date 12-13-05

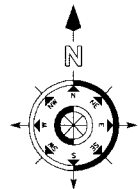
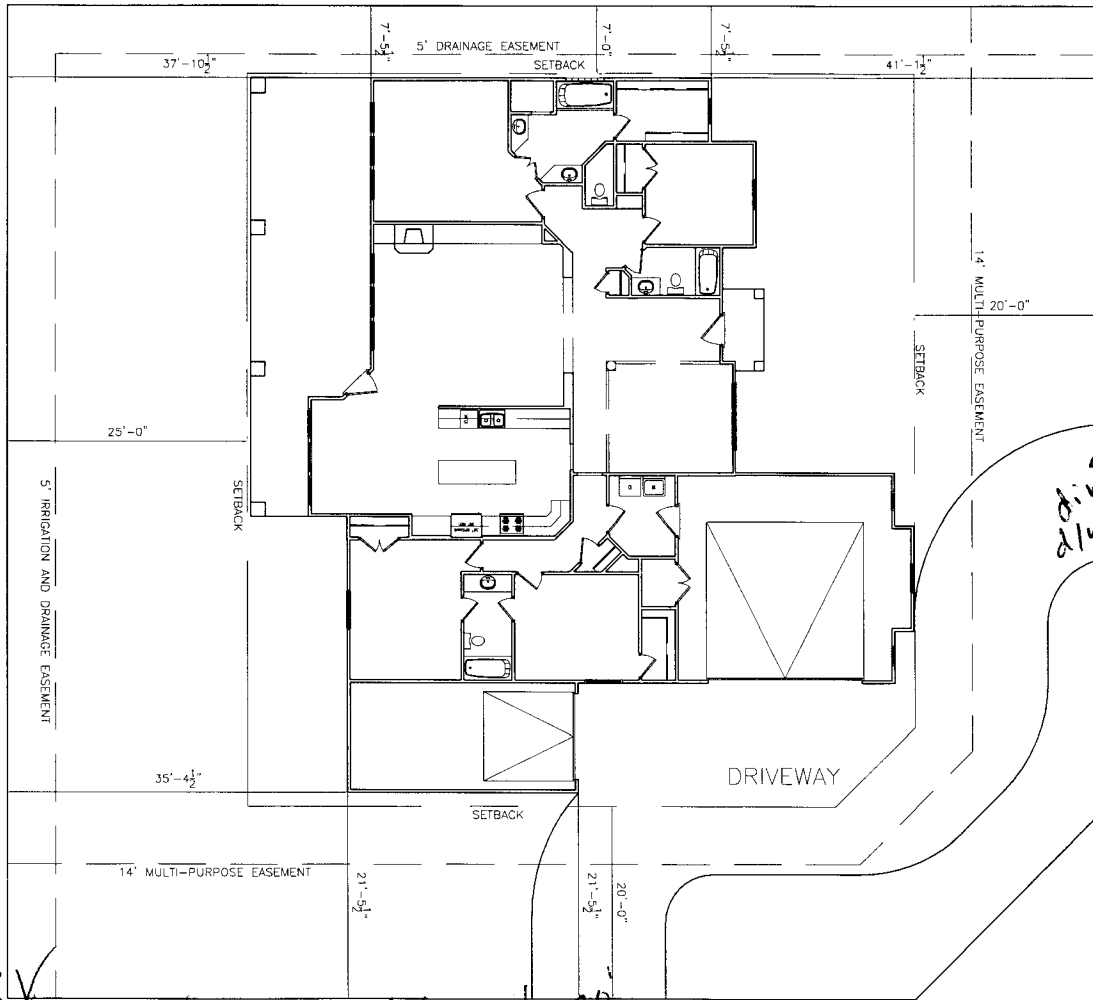
Department Approval [Signature] Date 12-22-05

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 18651
 Utility Accounting [Signature] Date 12/22/05

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)

6079 Kapota

Please check driveway!



NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	VALLEY MEADOWS NORTH
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	1
STREET ADDRESS	679 KAPOTA STREET
COUNTY	MESA
CARAGES SQ. FT.	799 SF
LIVING SQ. FT.	2366 SF
LOT SIZE	11,639 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

12-13-05
ACCEPTED Gayleen Henderson 12/22/05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TAHOE CIRCLE

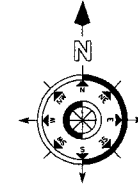
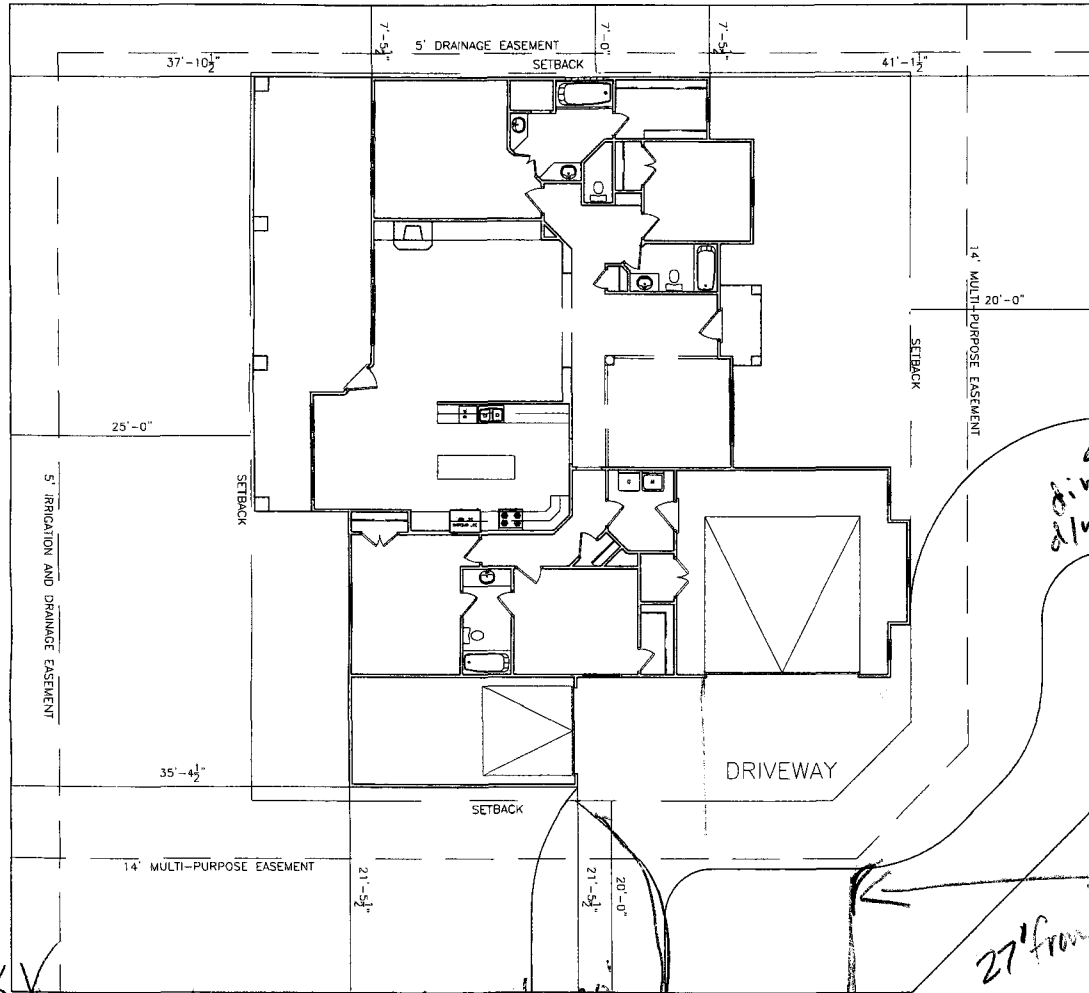
SCALE: 1" = 20'-0"

glu
w
10/5/05

Corey CARTER
216-2112

6079 Kapota

Please check driveway!



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TAHOE CIRCLE

SCALE: 1" = 20'-0"

*yle
lu
10/5/05*

*Corey CARTER
216-2112
driveway modifications
02/04/06
4/20/06
[signature]*