

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 682 KAPOTA ST. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-031-69-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3143
 Subdivision VALLEY MEADOWS NORTH Sq. Ft. of Lot / Parcel 12,010 SQ FT
 Filing L Block 2 Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3143
 Height of Proposed Structure 24'0"

OWNER INFORMATION:

Name GINETTA LOREWOR
 Address 3051 6 ROAD
 City / State / Zip 65, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JEFF JENSEN
 Address 221 1/2 DREAM ST.
 City / State / Zip 65 CO 81503
 Telephone 243-8070

***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 <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 _____
Voting District <u>B</u>	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).

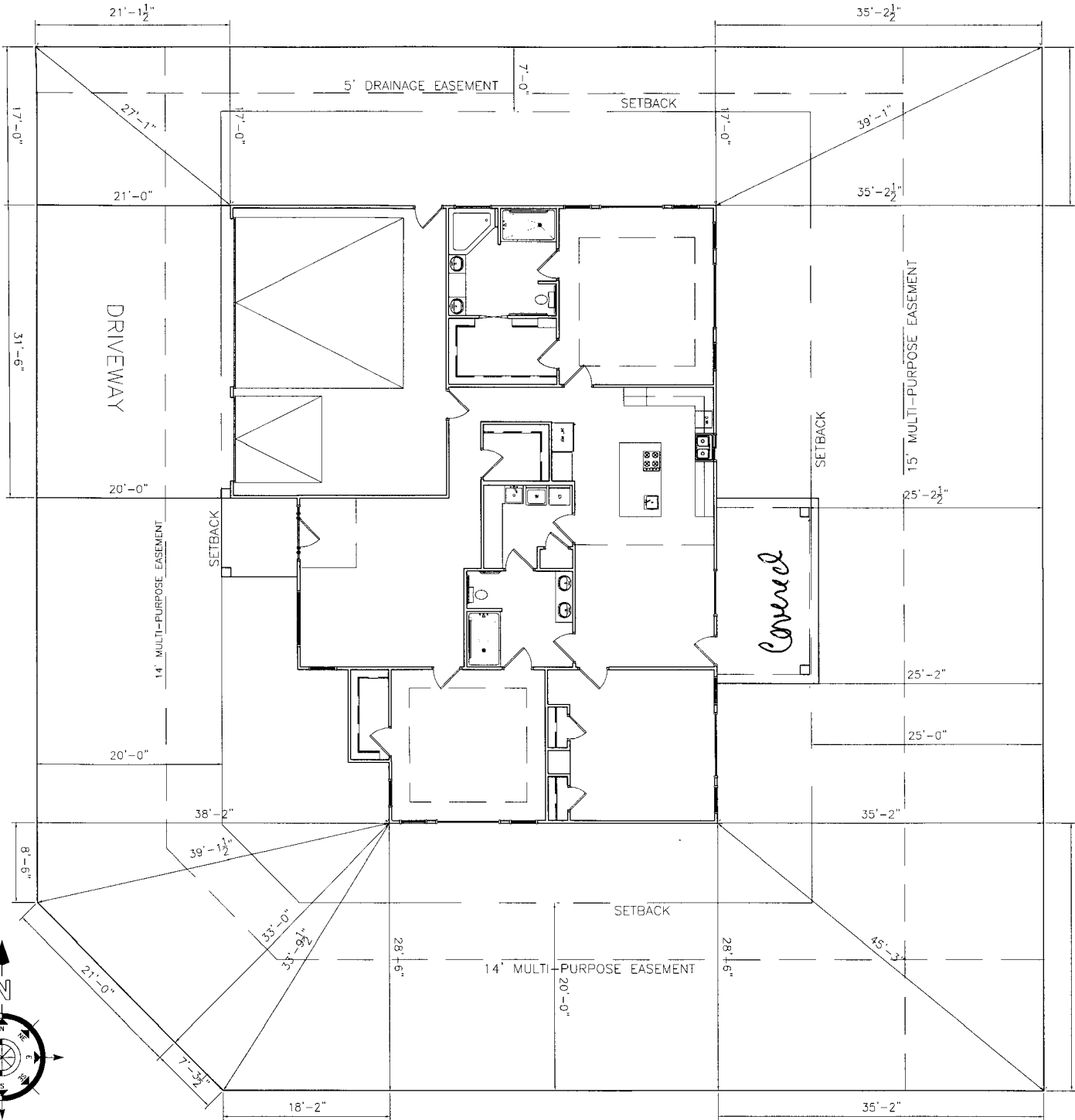
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/29/05
 Department Approval [Signature] Date 7/1/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18210</u>
Utility Accounting <u>[Signature]</u> Date <u>7/1/05</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)

KAPOTA STREET



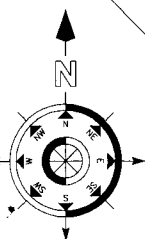
*DRIVE ON
H/S
5/1/05*

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

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

7/1/05
ACCEPTED *Clay Hall*
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.
NOT BE RESPONSIBLE TO IDENTIFY EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	VALLEY MEADOWS NORTH
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	682 KAPOTA ST.
COUNTY	MESA
LIVING SQ. FT.	2402 SF
GARAGE SQ. FT.	741 SF
LOT SIZE	12010 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'



TAHOE DRIVE

SCALE: 1/16" = 1'-0"