

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 884 Kapota St 81505 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-051-69-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3237 House & Garage
 Subdivision Valley Meadows North Sq. Ft. of Lot / Parcel 12079*
 Filing 1 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5000 w drive-pc-ties-walks
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Marty Essman
 Address 10251 E. 51st Ave
 City / State / Zip Denver, CO 80239

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RED HART CONST.
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822

***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>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 David R. Hunt Date July 6, 2005
 Department Approval JH Bayleem Henderson Date 7-14-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18258</u>
Utility Accounting <u>[Signature]</u> Date <u>7/14/05</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)

Essman Residence
684 Kapota St

Valley Meadows North
F-1 - B-2 - Lot 2

2945-031-69-002



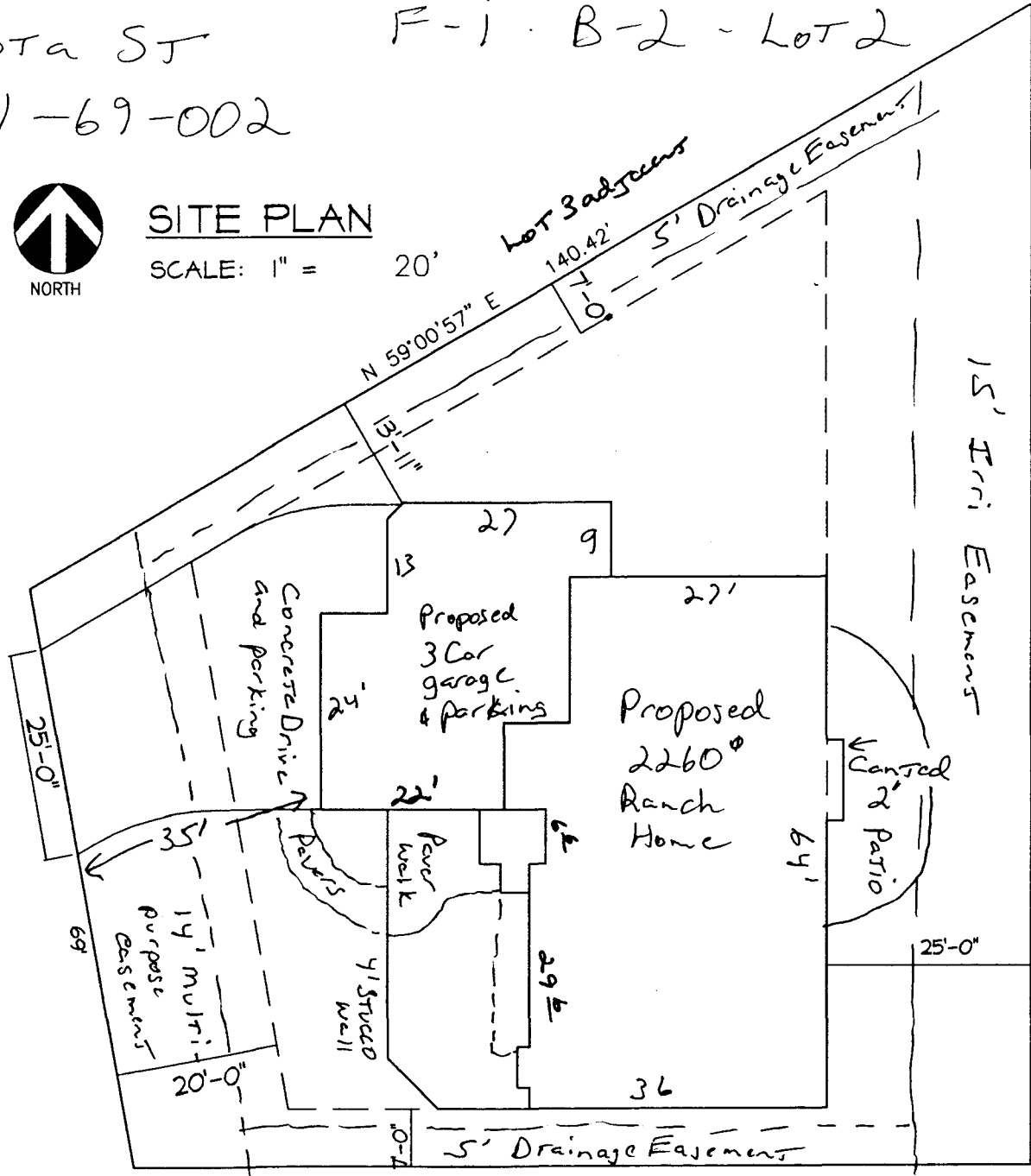
SITE PLAN

SCALE: 1" = 20'

7-14-05
ACCEPTED *Baylor Meadows*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Drive
or

7/11/05



N89°57'35" E 109.14'

Lot 1
adjacent

S 00°01'25" E 140'

15' Eri Easement

Lot 3 adjacent
140.42'
N 59°00'57" E
5' Drainage Easement

Concrete Drive
and Parking

Proposed
3 Car
garage
& parking

Proposed
2260^{sq}
Ranch
Home

Covered
Patio

14' Multi-
purpose
Easement

4'1" Stucco
Well

Paved
Well

25'-0"

69

20'-0"

5'-0"

5' Drainage Easement

25'-0"

3'

13'

27'

9'

27'

64'

22'

6'

29'

36'

29'

36'

20'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"