

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 686 KAPOTA ST. No. of Existing Bldgs — No. Proposed 1  
 Parcel No. 2945-031-69-003 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2650  
 Subdivision VALLEY MEADOWS NORTH Sq. Ft. of Lot / Parcel 11000  
 Filing \_\_\_\_\_ Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3100  
 Height of Proposed Structure 26'

**OWNER INFORMATION:**

Name MICHAEL KERSTETTER  
 Address 1409 PONY TRAIL CT.  
 City / State / Zip FRUITA, CO 81521

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MICHAEL KERSTETTER  
 Address 1409 PONY TRAIL CT  
 City / State / Zip FRUITA, CO 81521  
 Telephone 234-5577

\*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 <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 [Signature] Date 7/21/05  
 Department Approval [Signature] Date 7/28/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18297</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/28/05</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)

7/28/05

ACCEPTED C. Jay 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.

LOT 4

686 KAPOTA STREET  
VALLEY MEADOWS NORTH

S 89°59'42" E 80.33'

15' IRRIGATION/DRAINAGE EASEMENT

25' REAR SETBACK

15' MULTI-PURPOSE, IRRIGATION, AND DRAINAGE EASEMENT

S 00°01'25" E

63.76'

75.37'  
49.43'

25' REAR SETBACK

S 34°15'45" W 143.37'  
5' DRAINAGE EASEMENT  
7' SIDE SETBACK

7' SIDE SETBACK  
5' DRAINAGE EASEMENT  
140.42'

S 59°00'57" W

20' FRONT SETBACK  
35.79'

MULTI-PURPOSE EASEMENT  
47'

LOT 2



1" = 20'

*drive  
c/c  
7/21/05*

KAPOTA STREET