

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 2975 Wickapoo Ct.  
 Parcel No. 2943-294-28-023  
 Subdivision Chipeta Glenn  
 Filing 1 Block 3 Lot 23

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3030  
 Sq. Ft. of Lot / Parcel 10945  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4100  
 Height of Proposed Structure 30'0" 28'-0"

**OWNER INFORMATION:**

Name Ray Scott  
 Address 2522 Hwy 6250  
 City / State / Zip Grand Jct, CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name T.J. Hines  
 Address 2522 Hwy 6250  
 City / State / Zip Grand Jct, CO, 81505  
 Telephone 970-270-3684

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
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>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 [Signature] Date 7-14-05  
 Department Approval [Signature] Date 7-25-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMSOTAP# 4770</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/25/05</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)

**Kickapoo Ct.**

2975 Kickapoo Court  
 Lor 23, Block 3  
 Chipeta Glenn Subdivision

Radius - 48.00'  
 Arc Length - 41.26'  
 Delta Angle - 49°14'55"  
 Chord Bearing - N 06°25'42" W  
 Chord Distance - 40.00'

Concrete Sidewalk  
 3 Parking Spaces

14' N/A 11th Purpose Easement  
 20' Front Setback  
 42" Concrete Sidewalk  
 5' Clearance  
 25' Side Setback

7' Side Setback  
 190.51'

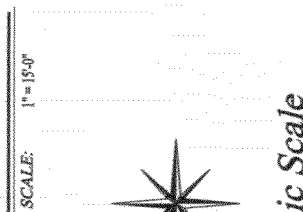
Roof Line @ 16" Overhang  
 25' Back Setback  
 10' Irrigation Easement

880 Sq. Ft. Garage  
 2185 Sq. Ft. Residence  
 Concrete Patio  
 Covered Porch

N 89°52'33" E 102.40'  
 N 89°52'33" E 26.99'

N 00°04'34" W 142.93'

ACCEPTED  
 9.25.05  
 Douglas Johnson  
 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.



SCALE: 1" = 15'  
 Site Plan

Graphic Scale  
 Scale: 1" = 15'  
 0' 5' 10' 20'

Represents Direction of Final Drainage

