

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 2978 Kickapoo Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-294-28-025

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1978

Subdivision Chipeta Glen

Sq. Ft. of Lot / Parcel 9258

Filing 1 Block 3 Lot 25

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3379

OWNER INFORMATION:

Name Skufca Construction Inc.

DESCRIPTION OF WORK & INTENDED USE:

Address 3249 Lands End Ave.

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

City / State / Zip Clifton, CO 81520

APPLICANT INFORMATION:

Name Guy Skufca

***TYPE OF HOME PROPOSED:**

Address 3249 Lands End Ave.

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip Clifton, CO 81520

NOTES: _____

Telephone 523-1732

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 X NO _____

Side 7' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions _____

Voting District E Driveway Location Approval UN
 (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).

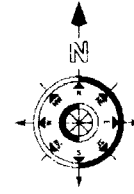
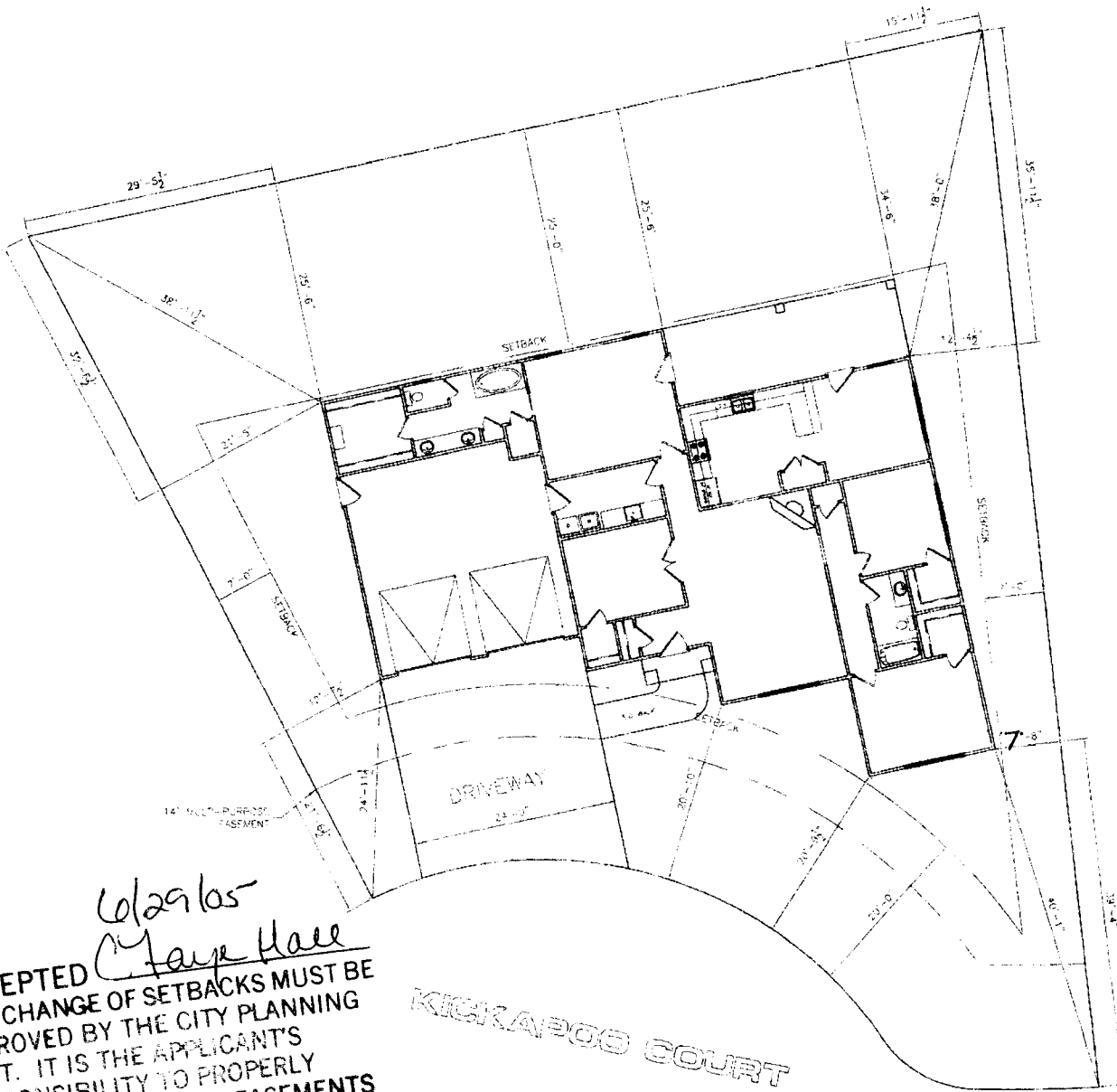
Applicant Signature Guy W Skufca Date 6/24/05

Department Approval [Signature] Date 6-29-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PD@OMSD

Utility Accounting 0 Date 6/29/05

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)



driveway on corner 6/29/05

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.

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

SITE PLAN INFORMATION	
SILO DESIGN NAME	DRP-07-0000
FRANC NUMBER	
BLOCK NUMBER	3
LOT NUMBER	25
STREET ADDRESS	7 KICKAPOO COURT
COUNTY	MESA
GARAGE SQ. FT.	360 SF
LIVING SQ. FT.	1079 SF
LOT SIZE	9256 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

6/29/05
Chair Hall
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASMENTS AND PROPERTY LINES.

KICKAPOO COURT

2978 Kickapoo Ct.
Skufca Construction Inc.

SCALE: 1" = 20'-0"