

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 406 Ridges Blvd
 Parcel No. 2945-163-26-035
 Subdivision LA Roche
 Filing _____ Block _____ Lot F-1

No. of Existing Bldgs None No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1597
 Sq. Ft. of Lot / Parcel 2622
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1597
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Kille, Prather, + Parkinson
 Address 433 Rust Ct
 City / State / Zip G.J. Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Gene D. Kille
 Address 433 Rust Ct
 City / State / Zip G.J. Co 81503
 Telephone 970 256 9789

***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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES X NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions Engineered Foundations Required
 Voting District A Driveway Location Approval [Signature] (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 Gene D Kille Date 8-29-05

Department Approval [Signature] Date 9/22/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>PD Ridges -</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/22/05</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)

aid Sewer Tap
 engineered Blueprints for 1597 sq. Ft. Townhouse

ROLLAND ENGINEERING

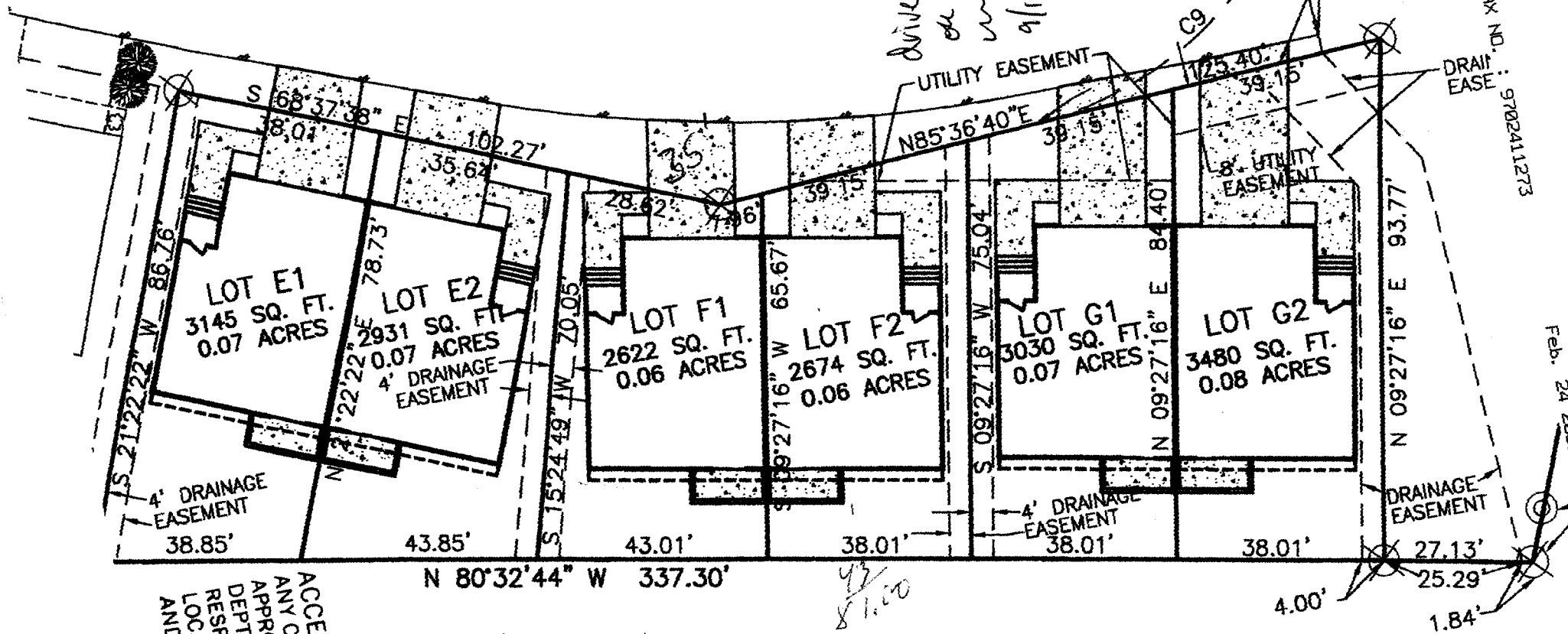
EXISTING BUILDING H

INGRESS/EGRESS & UTILITY EASEMENT

drive
 9/13/05

FRAX NO. 9702411273

DRAIN EASE



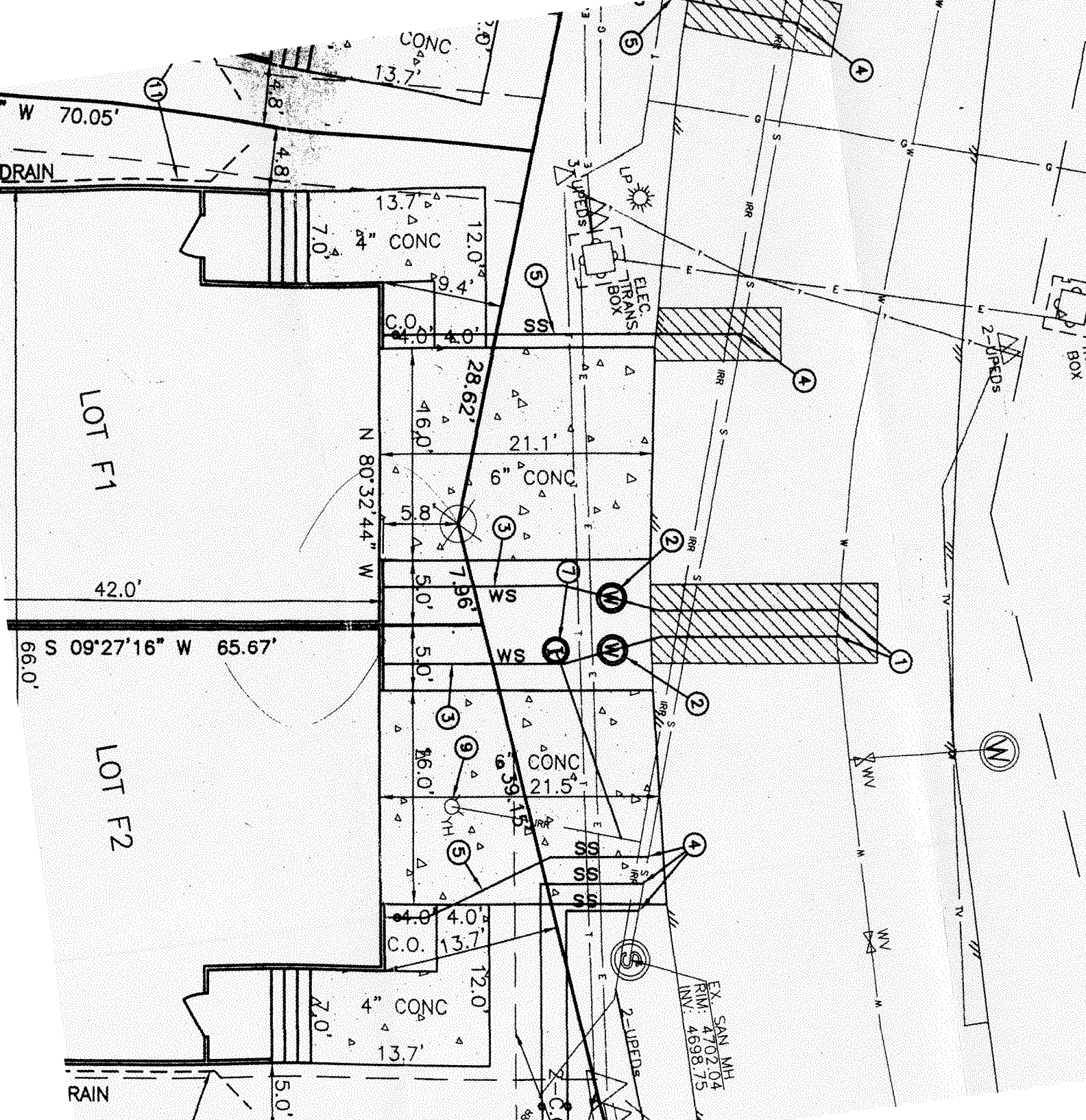
ACCEPTED
 OF SETBACKS M
 ANY CHANGE BY THE CITY PLAT
 APPROVED BY THE APPLICANT
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EAS-
 AND PROPERTY LINES.

SEC 9/22/05

Lot F1 81 x 70

Lot G1 - 76 x 87

Feb. 24 2005 02:46 PM



ACCEPTED SLC 9/22/05
 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.