

FEE \$	10.00
TCP \$	1,500.00 1,500.00
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2978 Wichita Ct.
 Parcel No. 2943-294-00-147 or 148
 Subdivision Chipeta Glenn
 Filing 1 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2925
 Sq. Ft. of Lot / Parcel ~~70700~~ 10200 sq'
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3700 sq'
 Height of Proposed Structure ~~26~~ 22'

OWNER INFORMATION:

Name Ray Scott
 Address 2522 Hwy 6 E 50
 City / State / Zip Grand Jct / CO. / 81503

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 443 Athens Wy
 City / State / Zip Grand Jct CO 81503
 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.

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 <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>UC</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 6-10-05

Department Approval [Signature] Date 6-27-05

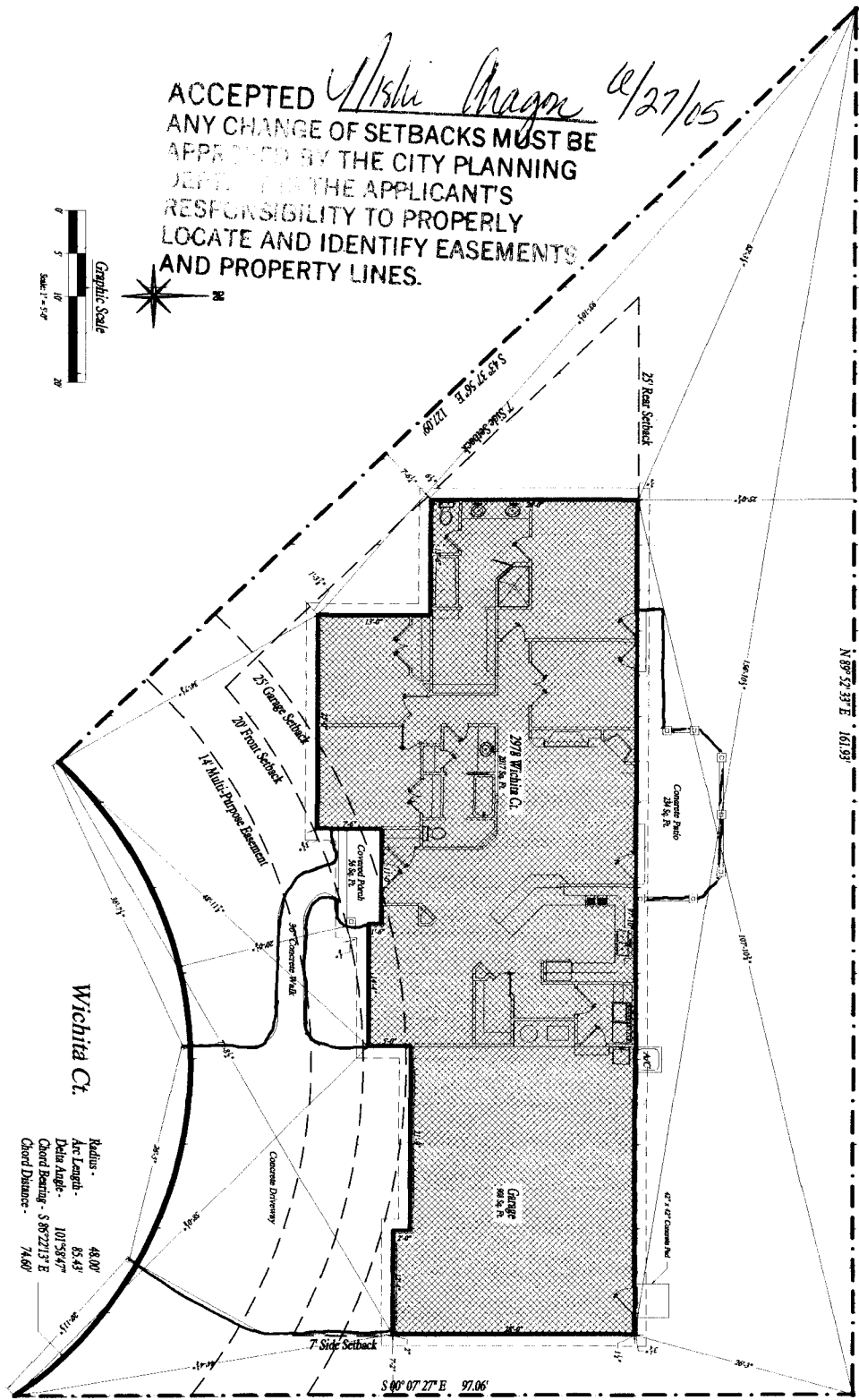
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>MSD</u>
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Utility Accounting <u>[Signature]</u>	Date <u>6-27-05</u>
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VALID 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)

ACCEPTED *Wichita Mayor* *6/27/05*
 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.

- 2978 Wichita Ct.
 Block 3, Lot 7



drive on w 6/13/05



Site Plan

SCALE: 1" = 20'-0"

2978 Wichita Court
 Chipeta Glenn Subdivision
 Grand Junction, CO

Contact: Rav Scott - 640-7143 Coolwater Homes

GRAND JUNCTION, CO
 APEX DESIGN AND DRAFTING
 APEXDRAFTING@MSN.COM
 970-201-2088

THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC BUILDING SITE. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER'S RESPONSIBILITY TO CONFIRM DIMENSIONS AND CONSULT WITH APPROPRIATE ENGINEERS AND OTHER BUILDING PROFESSIONALS TO COMPLY WITH LOCAL BUILDING CODES AND SITE SPECIFIC REQUIREMENTS.