

FEE \$	70.00
TCP \$	1500.00
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2984 WICHITA COURT No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Parcel No. 2943-294-28-010 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2140  
 Subdivision CHIPITA GLEN Sq. Ft. of Lot / Parcel 11,073 sq ft.  
 Filing 1 Block 3 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**  
 DBA- MONUMENT CANYON CONSTRUCTION LLC.  
 Name BILL & RHONDA RICHARDSON  
 Address 2019 ROSETTE COURT  
 City / State / Zip GJ CO 81503

Height of Proposed Structure 20'-5"  
**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**  
 Name QUALITY HOME SERVICES  
 Address 479 MEADOW RD  
 City / State / Zip GJ CO 81504  
 Telephone 970 523 4829

**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 <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>E</u>	Driveway Location Approval <u>WR</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).

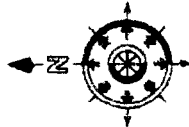
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ron Johnson Date 7-20-05  
 Department Approval M. M. Magan Date 8-16-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>0 MSOTAP# 4780</u>
Utility Accounting <u>CM Cole</u>	Date <u>8/16/05</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)

drive ok  
in  
7/20/05

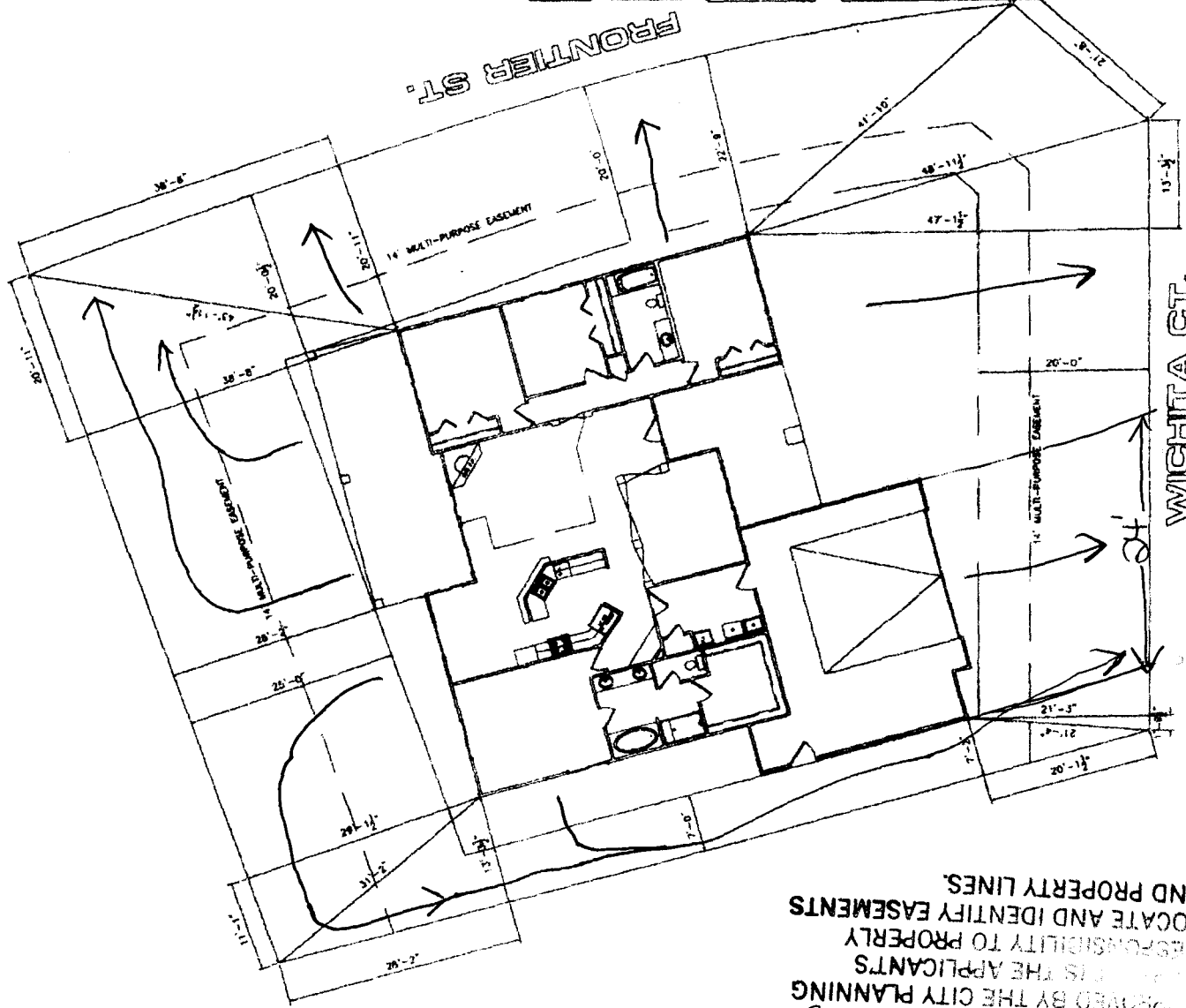


NOTE: DIMENSION LINES ARE PULLED FROM THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	CHRYSTA GLEN
PLANNING NUMBER	1
LOT NUMBER	10
BLOCK NUMBER	3
STREET ADDRESS	7 WICHITA CT.
COUNTY	MEHA
GARAGE SQ. FT.	680 SF
COVERED ENTRY SQ. FT.	269 SF
COVERED PATIO SQ. FT.	370 SF
PORCH SQ. FT.	2,140 SF
LOT SIZE	11,073 SF
SETBACKS USED	FRONT 20' SIDE 7' REAR 25'



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS ASSUME RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Michelle Wagner*  
 8/16/05

SCALE: 1"=20'-0"

DRAINAGE PLAN

24' 9 1/2"