

FEE \$ 10.⁰⁰
 TCP \$ 1539.⁰⁰
 SIF \$ 460.⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2979 Comanche Ct.
 Parcel No. 2943-294-28-013
 Subdivision Chipeta Glen
 Filing 1 Block 3 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1911
 Sq. Ft. of Lot / Parcel 8,977
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name J.G. Molzahn Const., Inc.
 Address 3020 Bookcliff Ave
 City / State / Zip GS, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 434-6069

*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>R3F-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>28' max</u>	Special Conditions <u>none</u>		
Voting District <u>E</u>	Driveway Location Approval <u>llc</u> (Engineer's Initials)	<u>Follow subdivision grading plan</u>	

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).

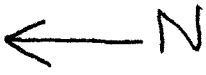
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Adam E. Molzahn Date 9-12-06
 Department Approval Judith A. [Signature] Date 9/13/06 9/14/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Paid</u> <input checked="" type="checkbox"/> <u>owed</u> <input type="checkbox"/>
Utility Accounting <u>Katelesburg</u>	Date <u>9/14/06</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)

3/24 = 2.0
2.0



BLOCK 3

LOT 12

9421 SQ FT

10' DRAINAGE EASEMENT

N00°07'27"W 101.19'

N89°52'33"E 101.19'

500'

2919 Comanche Lt
Lot 13, Block 3, Filing 1
Chippewa Glenn Subdivision

93.88'

87.54'

10' IRRIGATION & DRAINAGE EASEMENT

500'

76.43'

58.93'

101.93'

BLOCK 3

22.00'

C6

C28

POLE EASEMENT

51.74'

DREWAY

29' 18"

10'

114"

22' 6"

128"

7"

5' 10"

CONTROL POINT

9' 6"

17' 8"

19' 2"

4' 52"

10' Drainage Easement

14' Multiple Purpose Easement

C31

9/13/00
Subdiv Rec'd
9/14/00

14' Multiple Purpose Easement

COMANCHE
S89°52'33"W 101.98'
S89°52'33"W 101.98'

14' Multiple Purpose Easement