

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 2975 KACHINA DR
 Parcel No. 2943-294-78-029
 Subdivision CAIPETA GLEN
 Filing 1 Block 3 Lot 29

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2270
 Sq. Ft. of Lot / Parcel 8,591
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3130

OWNER INFORMATION:

Name ZANDY WHETZEL
 Address 243613 PANORAMA DR
 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 PORTER CONST.
 Address 245 ANITA CT.
 City / State / Zip GRAND JUNCTION, CO
 Telephone 241-7067

***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 <u>Concrete sup. Max height</u>		
Voting District <u>"E"</u> Driveway Location Approval <u>RAT</u> <small>(Engineer's Initials)</small>	<u>28' ± 3000 sq ft living space max</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).

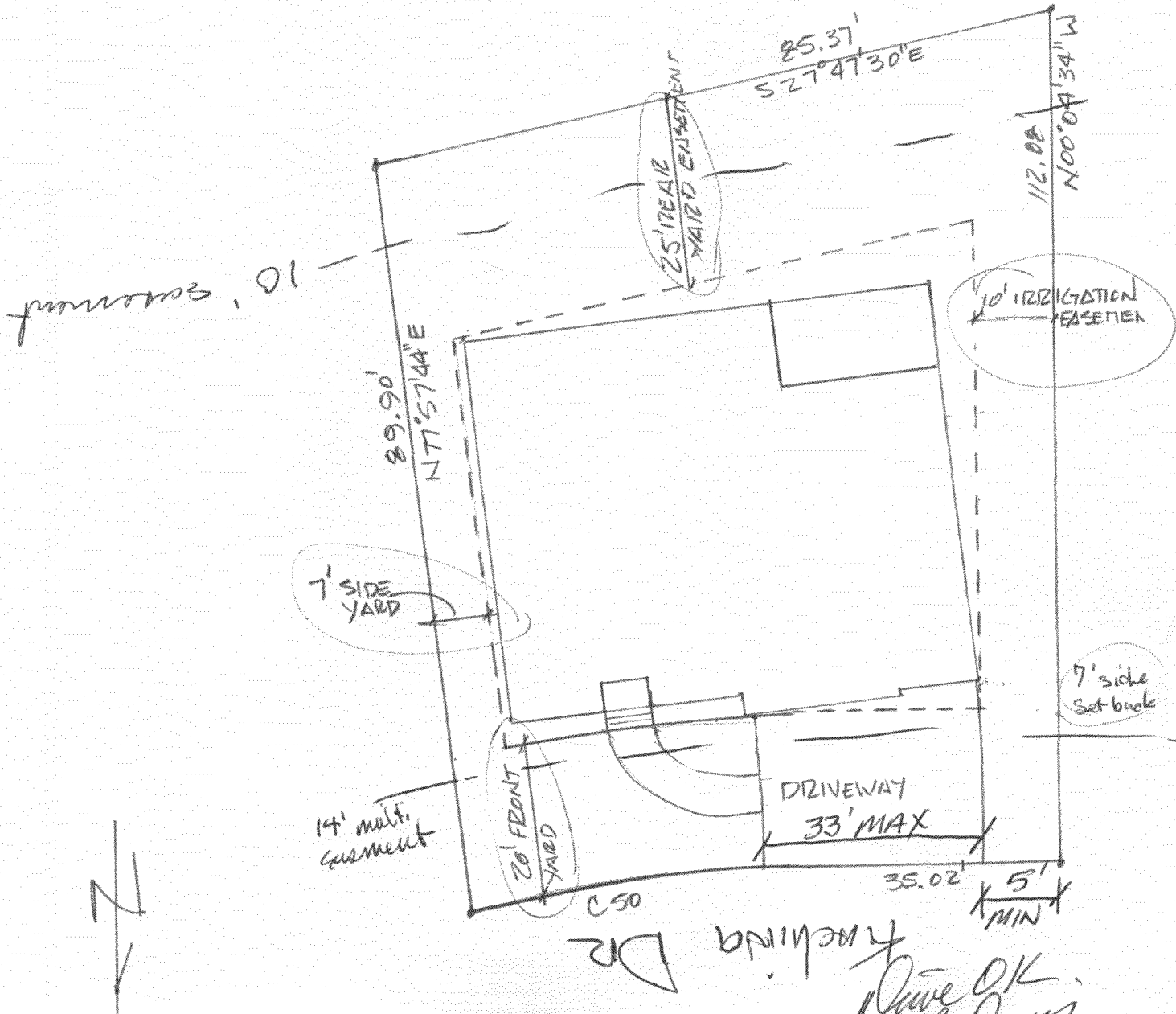
Applicant Signature [Signature] Date 6/26/06

Department Approval JAR Gayle Henderson Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>6msd Tap 4945</u>
Utility Accounting <u>Dottie Knauer</u> Date <u>7/17/06</u>

2975 KACHINA DR
LOT 29, BLK 3
CHIPETA GLEN SUBDIVISION
GRAND JUNCTION, CO
TAX SCHEDULE NO: 2943-294-28-029

JAR Dayleen Henderson
ACCEPTED
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.



Done OK
Rich Davis
6-26-06