

FEE \$	60
TCP \$	539
SIF \$	400

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

BLDG PERMIT NO. _____

Building Address 675 KAPOTA ST.
 Parcel No. 0945-031-69-013
 Subdivision Valley Meadows North
 Filing 1 Block 2 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1837
 Sq. Ft. of Lot / Parcel 10,417
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 / 3632 + 332
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Joseph N. DiLuzio
 Address 2433 Spanish Hills Ct.
 City / State / Zip GRAND JUNCTION CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name C P Homes
 Address 1840N 12TH ST #A
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 970-216-2112

***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>B</u>	Driveway Location Approval <u>RAJ</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).

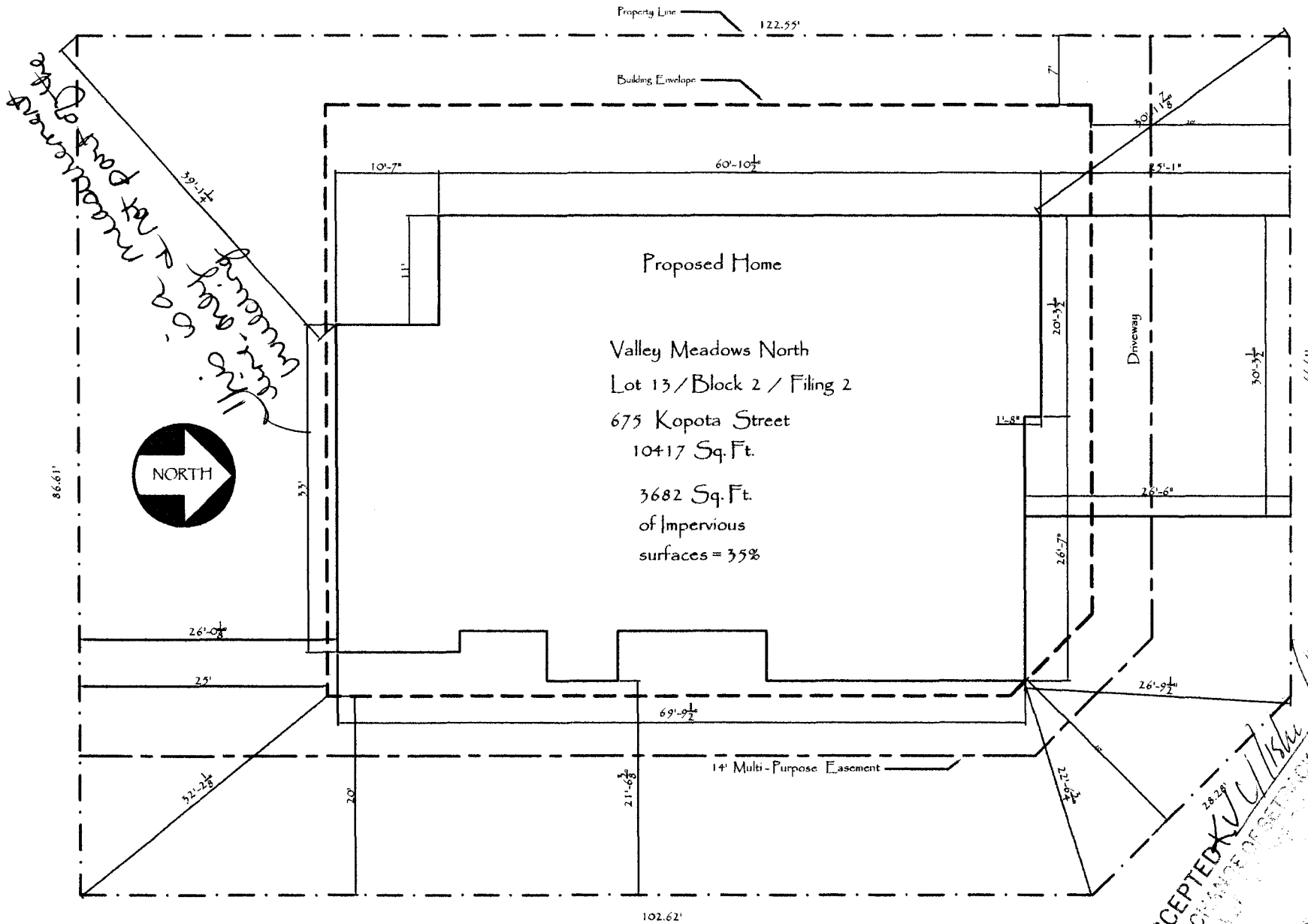
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature C P Homes Date 4-11-06
 Department Approval [Signature] Date 4-17-06

Additional water and/or sewer tap fee(s) are required.	YES <u>X</u> NO _____	W/O No. <u>19019</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/17/06</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)

CP Homes / 675 Kopota Street



Kopota Street

SITE PLAN

3/8" = 1'-0"

Tahoe Circle

ACCEPTED *[Signature]* 4-17-06
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY ENGINEER
 BEFORE ANY CONSTRUCTION
 LOCATE ALL EASEMENTS
 AND PROPERTY LINES

[Signature]
 7 APR
 4-14-06