

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 KICKAPOO CT.
 Parcel No. 2943 294 28 021
 Subdivision CHIPETA GLENN
 Filing _____ Block 3 Lot 21

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3387
 Sq. Ft. of Lot / Parcel 9018
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4462
 Height of Proposed Structure 16'-7"

OWNER INFORMATION:

Name CHAACK ENT., LLC
 Address 716 ASH DRIVE
 City / State / Zip G.J. CO, 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name PEARSON CONST., INC.
 Address 716 ASH DRIVE
 City / State / Zip G.J. CO, 81506
 Telephone 970 201 1812

*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>26'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>28'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>41</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).

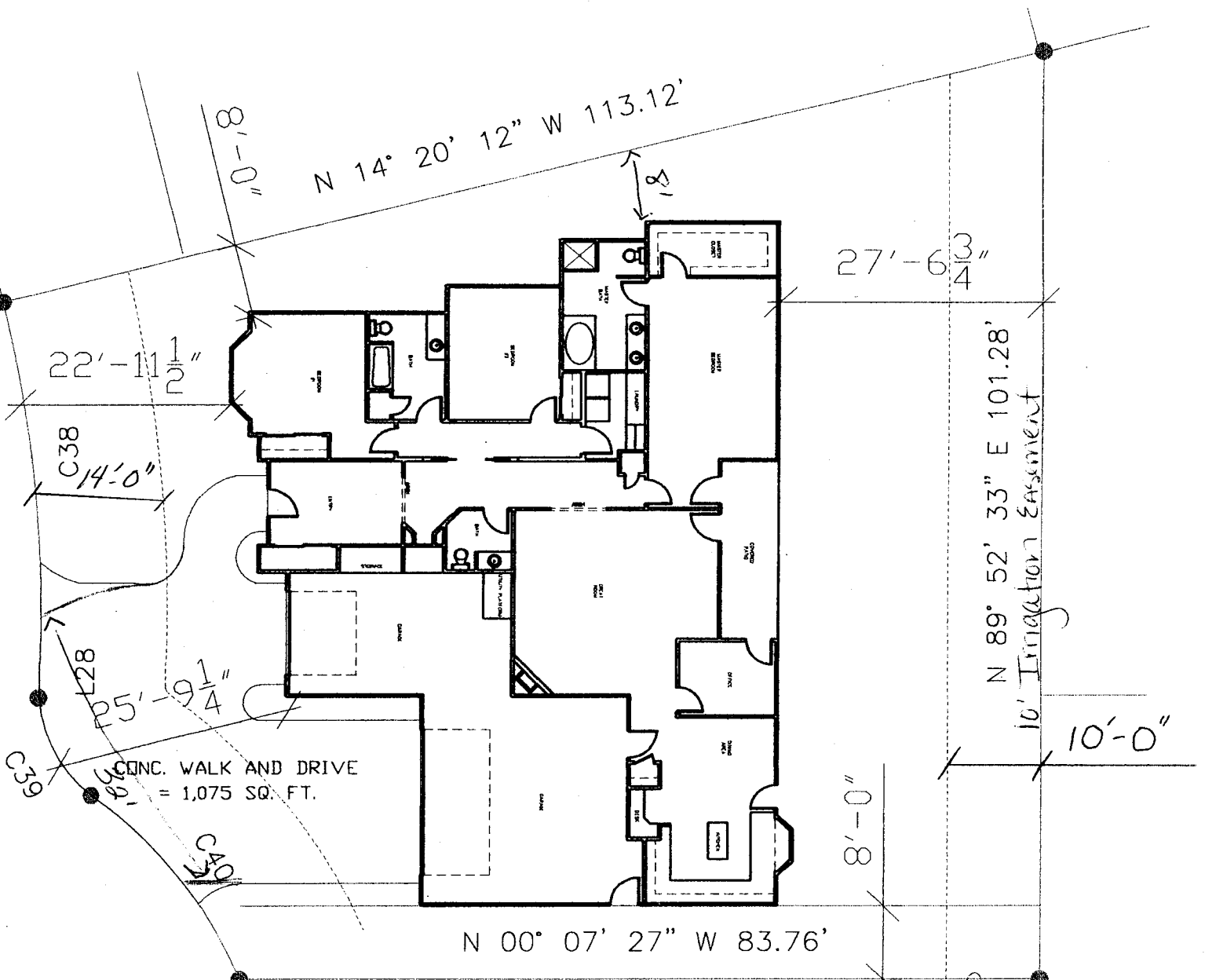
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2 JUN 06

Department Approval NA [Signature] Date June 5, 2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OTMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/15/06</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)



C39
 CONC. WALK AND DRIVE
 = 1,075 SQ. FT.

BLOCK 3
 LOT 21
 9018 SQ. FT.

HOUSE SQUARE FOOTAGE = 2,558
 GARAGE SQUARE FOOTAGE = 829
 CONC. WALK AND DRIVE = 1,075
 TOTAL 4,462 SQ. FT.

ACCEPTED NA *[Signature]*
 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.

1 SITE PLAN
 S1 1/16" = 1' - 0"

Drive OK
4/4 6/2/06