

FEE \$	10. ⁰⁰
TCP \$	1539. ⁰⁰
SIF \$	4120. ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 472 modoc st. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-162-93-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~2158~~ 2158
 Subdivision Prairie View subdivision Sq. Ft. of Lot / Parcel 7,267
 Filing 1 Block 3 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~27868~~ 2685
 Height of Proposed Structure 24 FT

OWNER INFORMATION:

Name Kiva Development LLC
 Address 219 1/2 Dream St.
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Stokes
 Address 219 1/2 Dream St.
 City / State / Zip Grand Junction, CO 81503
 Telephone (970) 778-6855

***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>RMF-5</u>	Maximum coverage of lot by structures <u>60</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</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>C</u> Driveway Location Approval <u>WJ</u> (Engineer's Initials)	

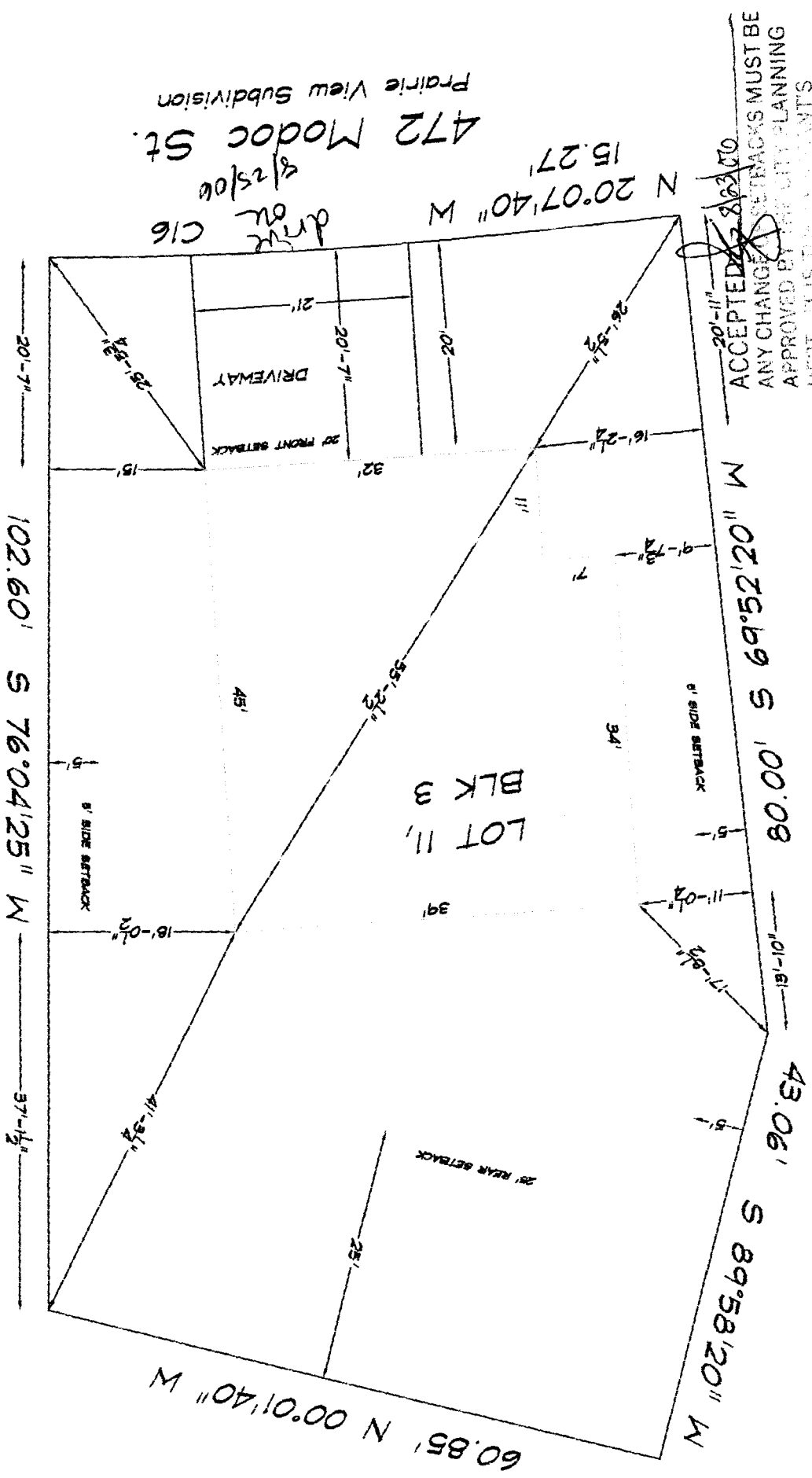
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/14/06
 Department Approver [Signature] Date 8/23/06 8/25/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19417</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/25/06</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)



ACCEPTED ~~8/25/06~~
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE PLANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND MARK SETBACKS,
 AND PROPERTY LINES.