

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 2972 Nambu Ln
 Parcel No. 2943-294-31-001
 Subdivision CHIPETA GLENN II
 Filing 2 Block 2 Lot 1

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2113
 Sq. Ft. of Lot / Parcel 8697
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2813
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Leta Wilburn & Judy Hoffschneider
 Address 227 Vista Rey CT
 City / State / Zip Colo Jet 81503

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

APPLICANT INFORMATION:

Name WILBURN CONST. INC
 Address 227 Vista Rey CT
 City / State / Zip Colo Jet 81503
 Telephone 260-33-81 254-8250

*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 <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>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>DAD</u> <small>(Engineer's Initials)</small>

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 Robert Wilby Date 8-16-06
 Department Approval DH. Justin Johnson Date 8/17/06

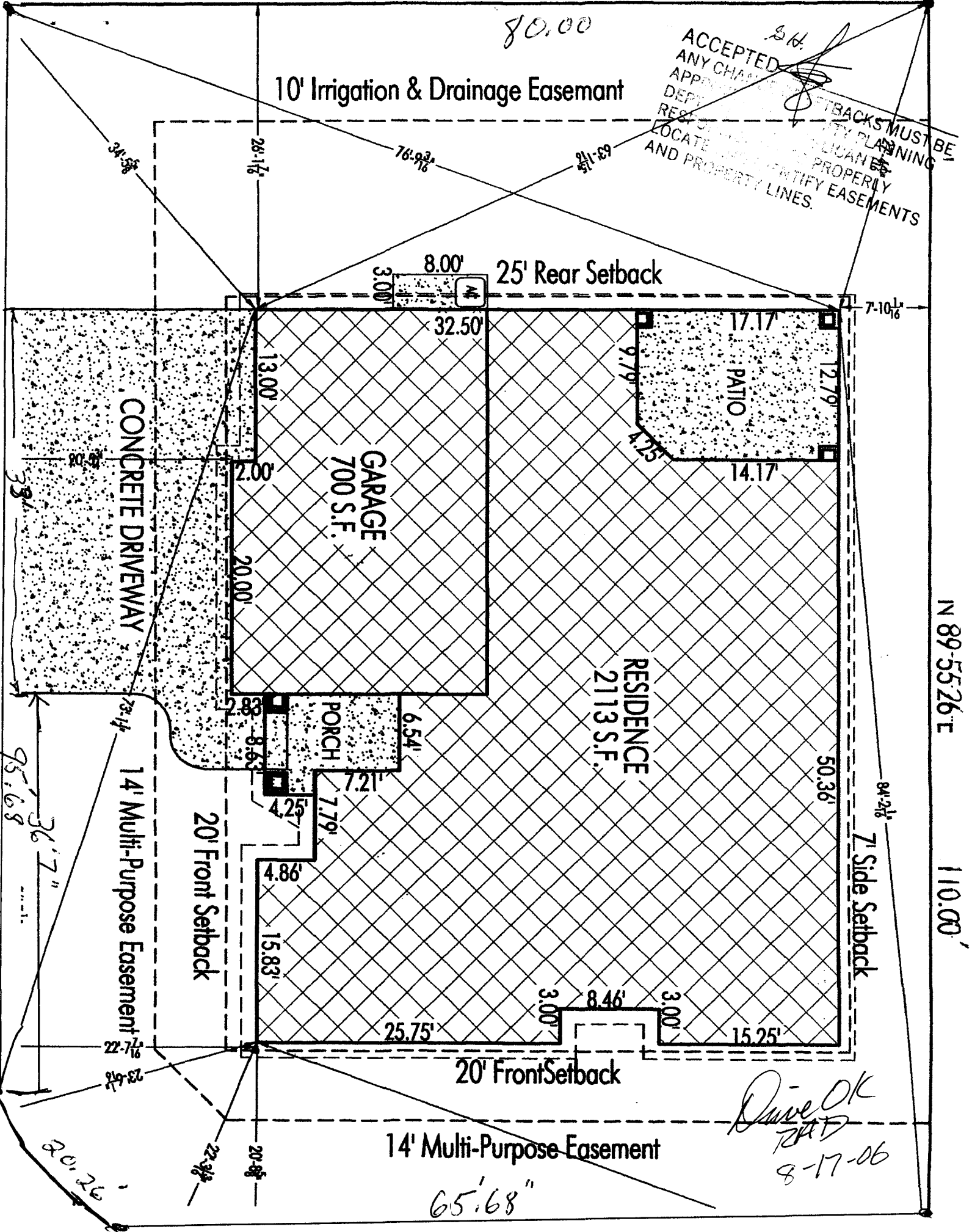
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>CMSD Jap # 4955</u>
Utility Accounting <u>Robert Wilby</u>	Date <u>8/17/06</u>

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)

80.00

10' Irrigation & Drainage Easement

ACCEPTED
ANY CHANGES
APPROVED BY THE
DEPARTMENT OF
REQUIREMENTS
LOCATE AND IDENTIFY PROPERLY
AND PROPERTY LINES.
SETBACKS MUST BE
CITY PLANNING
PROPERLY
EASEMENTS



N 89-5526 E

110.00'

Dave OK
8-17-06

65'68"