

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 4100.00

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

BLDG PERMIT NO.

Building Address 241 PaPAGO ST.
 Parcel No. 2943-294-30-005
 Subdivision CHIPETA GLENN
 Filing _____ Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3500
 Sq. Ft. of Lot / Parcel 9,315.17
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3500
 Height of Proposed Structure 25.6

OWNER INFORMATION:

Name ROBERT WILBURN
 Address 227 VISTA REY CT
 City / State / Zip Gd Jct. COLO 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 Gd Jct. COLO 81503
 Telephone 260-3381

***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 _____ (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).

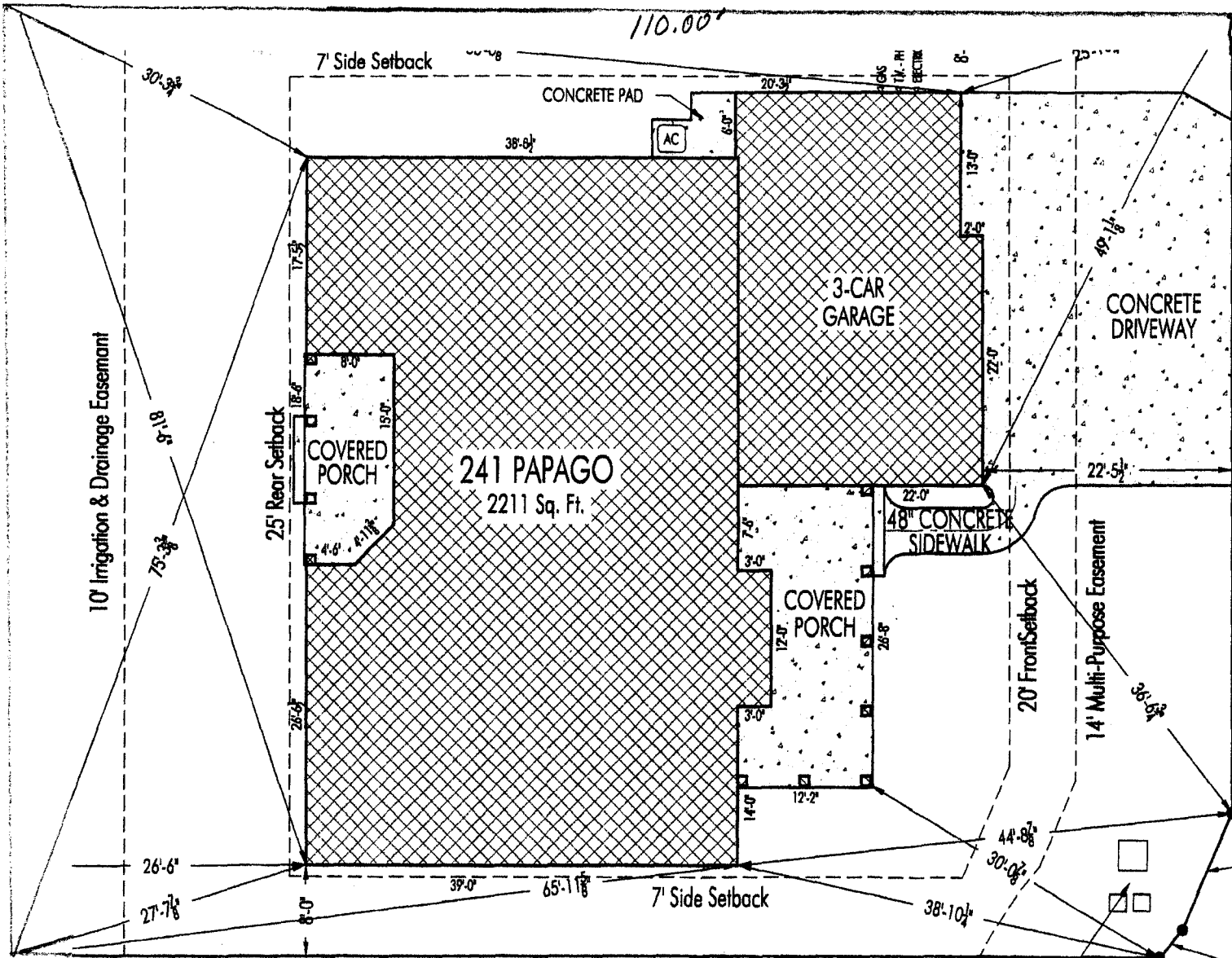
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Robert Wilburn Date 2-14-06
 Department Approval M. Misha Chagan Date 2-17-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL 0150
 Utility Accounting [Signature] Date 2/18/06

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)

85.00'



72.50' PAPAGO ST.

DRIVE OK SH 2/17/06

ACCEPTED *Mike Wagner* 2/17/06
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PLANNING
 DEPARTMENT WILL NOT BE RESPONSIBLE FOR
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

UTILITY PEDISTALS