

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 248 Papago
 Parcel No. 2943-294-32-001
 Subdivision Chipefa Glen
 Filing _____ Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2913.63
 Sq. Ft. of Lot / Parcel 8055
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure ~ 25

OWNER INFORMATION:

Name Paul Wiland
 Address 999 Crown Ct.
 City / State / Zip GJ Co 81005

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval [Signature]
 (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 2/21/06
 Department Approval NH Kathy Valdes Date 2/22/06

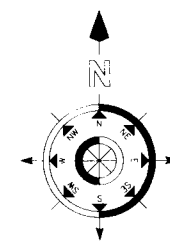
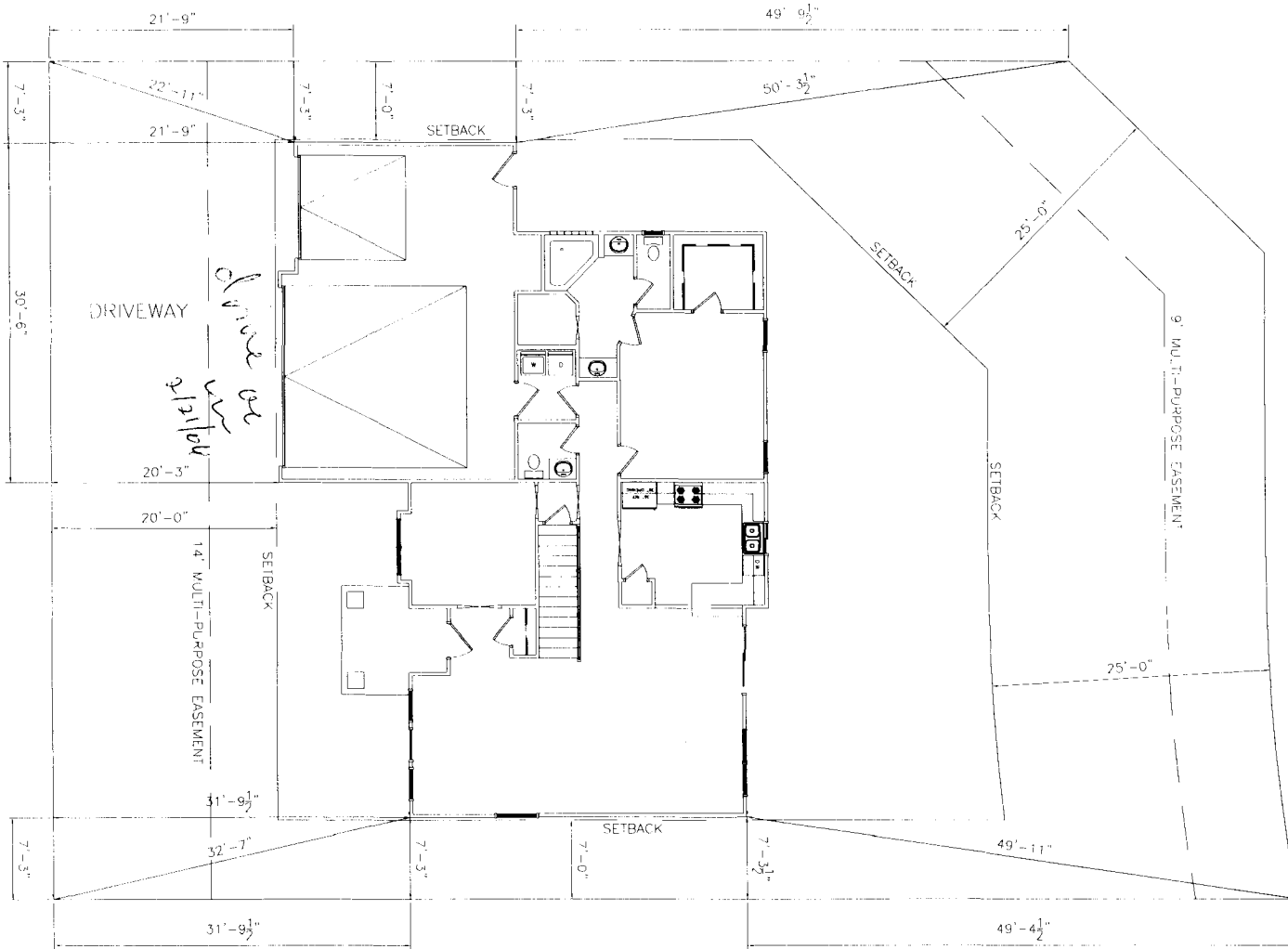
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. OMSD
 Utility Accounting T. Bensley Date 2/22/06

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)

248 Papago

2 Story

TRACT A



FRONTIER STREET

NOTE: DIMENSION LINES ARE PLOTTED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	CHIPETA GLENN
FILING NUMBER	2
LOT NUMBER	
BLOCK NUMBER	3
STREET ADDRESS	248 PAPAGO STREET
COUNTY	MESA
GARAGE SQ. FT.	642 SF
LIVING SQ. FT.	2157 SF
LOT SIZE	8055 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1/16" = 1'-0"

ALL SETBACKS MUST BE MAINTAINED
 ALL EASEMENTS MUST BE MAINTAINED
 ALL PROPERTY LINES MUST BE MAINTAINED

Handwritten signature and date:
 [Signature]
 2/22/06