

FEE \$ 16.00
TCP \$ 1539.00
SIF \$ 4600.00

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

BLDG PERMIT NO. _____

61 #13

Building Address 406 Ridges Blvd No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-163-26-037 Sq. Ft. of Existing Bldgs ~~1588~~ Sq. Ft. Proposed 1588
 Subdivision LA ROCHE ENT. Sq. Ft. of Lot / Parcel 3030
 Filing _____ Block _____ Lot 61 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3030
 Height of Proposed Structure _____

OWNER INFORMATION:

Name KILLE, PRATHER CONTRACTORS
 Address 433 RUST CT
 City / State / Zip GRAND TET CO 81503

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

APPLICANT INFORMATION:

Name GENE D. KILLE
 Address 433 RUST CT.
 City / State / Zip GRAND TET. CO 81503
 Telephone 970 256 9789

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Engineered foundations</u>
Voting District _____	<u>required for lots E1-G2 per</u>
Driveway Location Approval <u>JK</u> (Engineer's Initials)	<u>approved site plan</u>

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 Gene D Kille Date 5-30-06
 Department Approval NA Kappman Portman Date 6-6-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>See Quote</u>
Utility Accounting <u>CM Marshall Cole</u>	Date <u>6-6-06</u>		

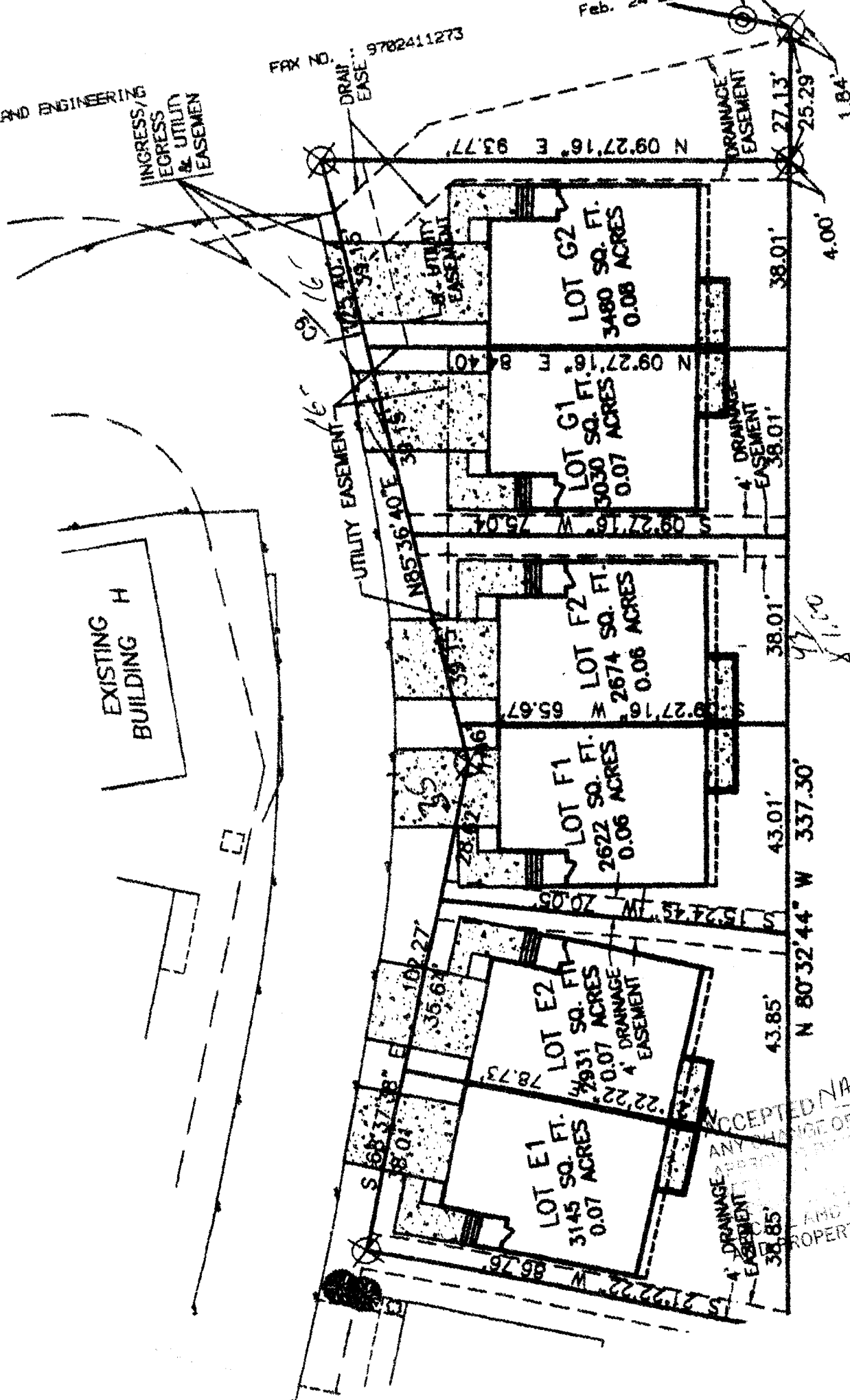
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Feb. 24 2005 02:46

FRX NO. 9782411273

INGRESS/EGRESS & UTILITY EASEMENTS

ROLLAND ENGINEERING



EXISTING BUILDING H

LOT G2
3480 SQ. FT.
0.08 ACRES

LOT G1
3030 SQ. FT.
0.07 ACRES

LOT F2
2674 SQ. FT.
0.06 ACRES

LOT F1
2622 SQ. FT.
0.06 ACRES

LOT E2
2931 SQ. FT.
0.07 ACRES

LOT E1
3145 SQ. FT.
0.07 ACRES

Lot F1, G1 & F2
WA 61-76487
62

ACCEPTED NA
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE OWNER'S RESPONSIBILITY IS TO PROPERLY IDENTIFY EASEMENTS AND PROPERTY LINES.

Drive
Opposite
1/4/05/31