

FEE \$ 10.00
 TCP \$ 153900
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 2983 Wachita Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-294-28-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 694 garage 2260
 Subdivision Chipeta Glenn Sub Sq. Ft. of Lot / Parcel 9652
 Filing _____ Block 3 Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2
 Height of Proposed Structure _____

OWNER INFORMATION:

Name TNT West Contractor LLC
 Address 3135 B rd
 City / State / Zip G.J., CO. 81523

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 970 314 9403

*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 <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) 28' <u>28'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>RAV</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).

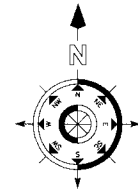
Applicant Signature _____ Date 3-1-06
 Department Approval _____ Date 3/6/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>OMSD</u>
Utility Accounting <u>f. Bensley</u>	Date <u>3/6/06</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)

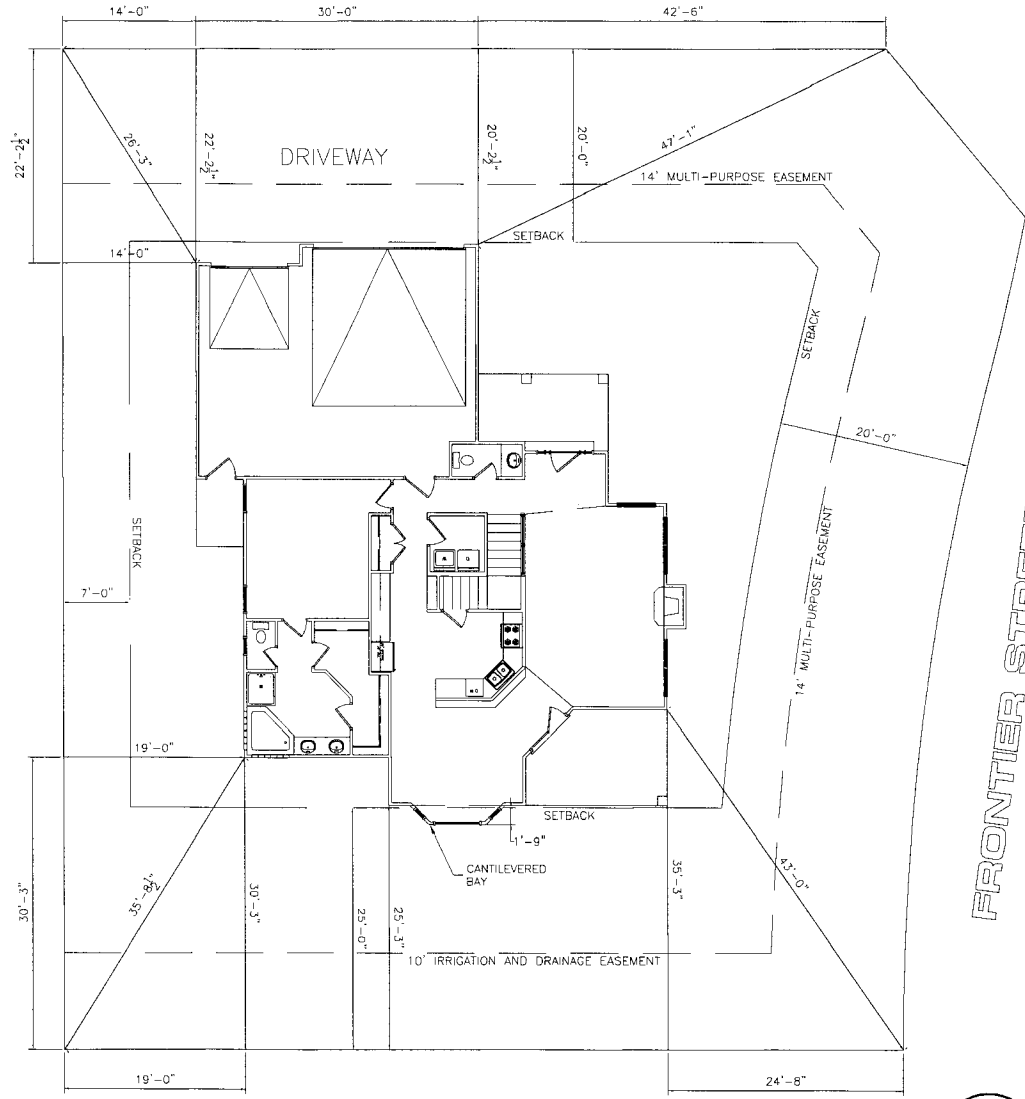
3/16/06

ACCEPTED *M. Kathy Adams*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE OWNER HAS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Divide Davis
Pub 3-3-06

WICHITA COURT



NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

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

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

FRONTIER STREET

SITE PLAN INFORMATION	
SUBDIVISION NAME	CHIPETA GLENN
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	1
STREET ADDRESS	2983 WICHITA CT.
COUNTY	MESA
GARAGE SQ. FT.	694 SF
LIVING SQ. FT.	2260 SF
LOT SIZE	9652 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 20'-0"

THERE IS A 2' DIFFERENCE IN LOT SQUARE FOOTAGE BETWEEN OUR DRAWING'S SF AND THE SQUARE FOOTAGE ON THE PLAT.