

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2977 Kachina Dr.
 Parcel No. 2943-294-28-028
 Subdivision Chipeta Glenn
 Filing 1 Block 3 Lot 28

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2996
 Sq. Ft. of Lot / Parcel 8886 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2996
 Height of Proposed Structure 20 ft.

OWNER INFORMATION:

Name Larry Monger
 Address 3220 E 1/2 Rd.
 City / State / Zip Clifton, Co 81520

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

APPLICANT INFORMATION:

Name Larry Monger
 Address 3220 E 1/2 Rd.
 City / State / Zip Clifton, Co 81520
 Telephone 970-434-6365

*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>R-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) <u>28' (CCR)</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>JAR</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).

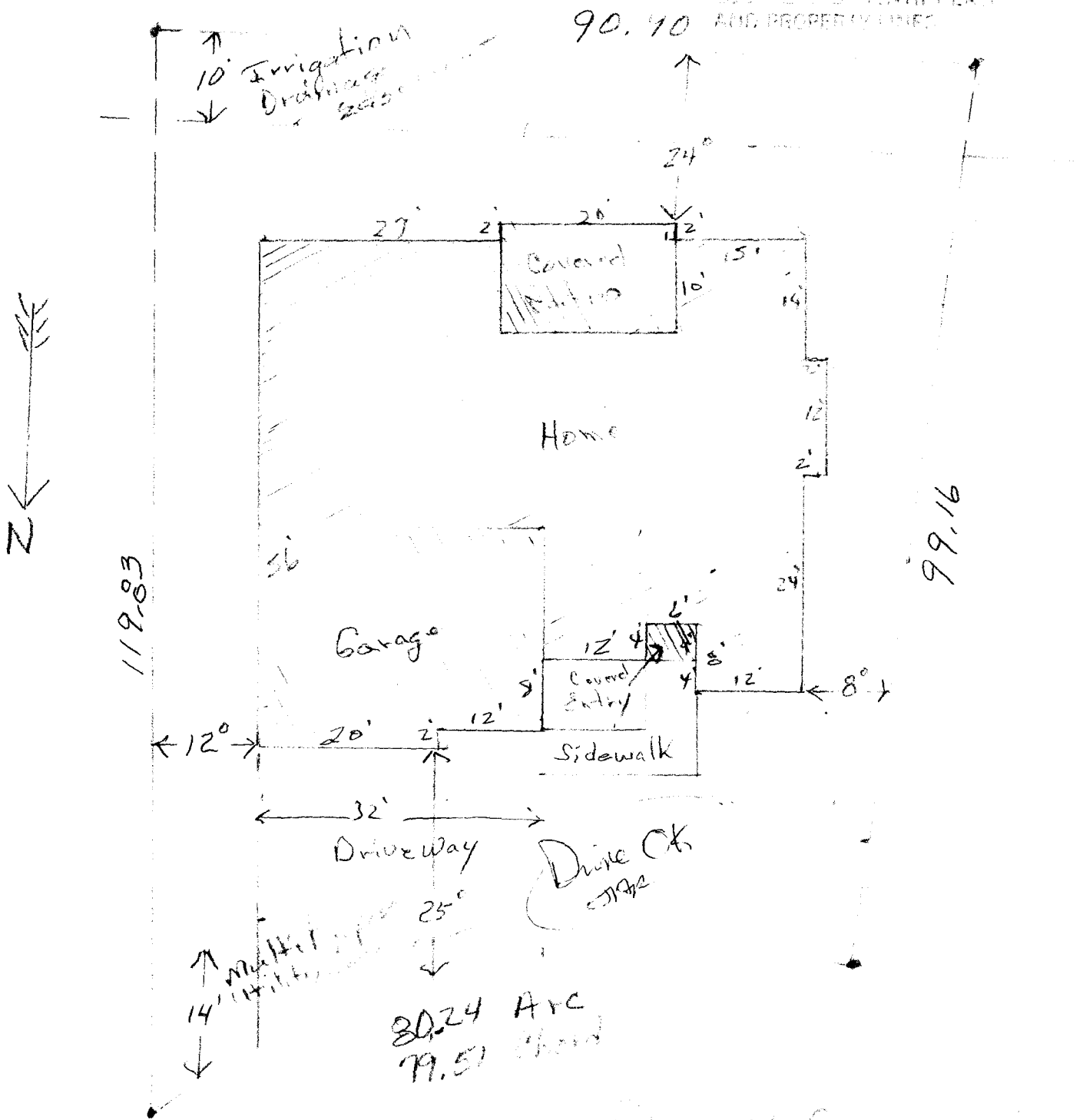
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Larry Monger Date 11-6-07
 Department Approval JAR Wendy Spive Date 11/16/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ CMST</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-16-07</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)

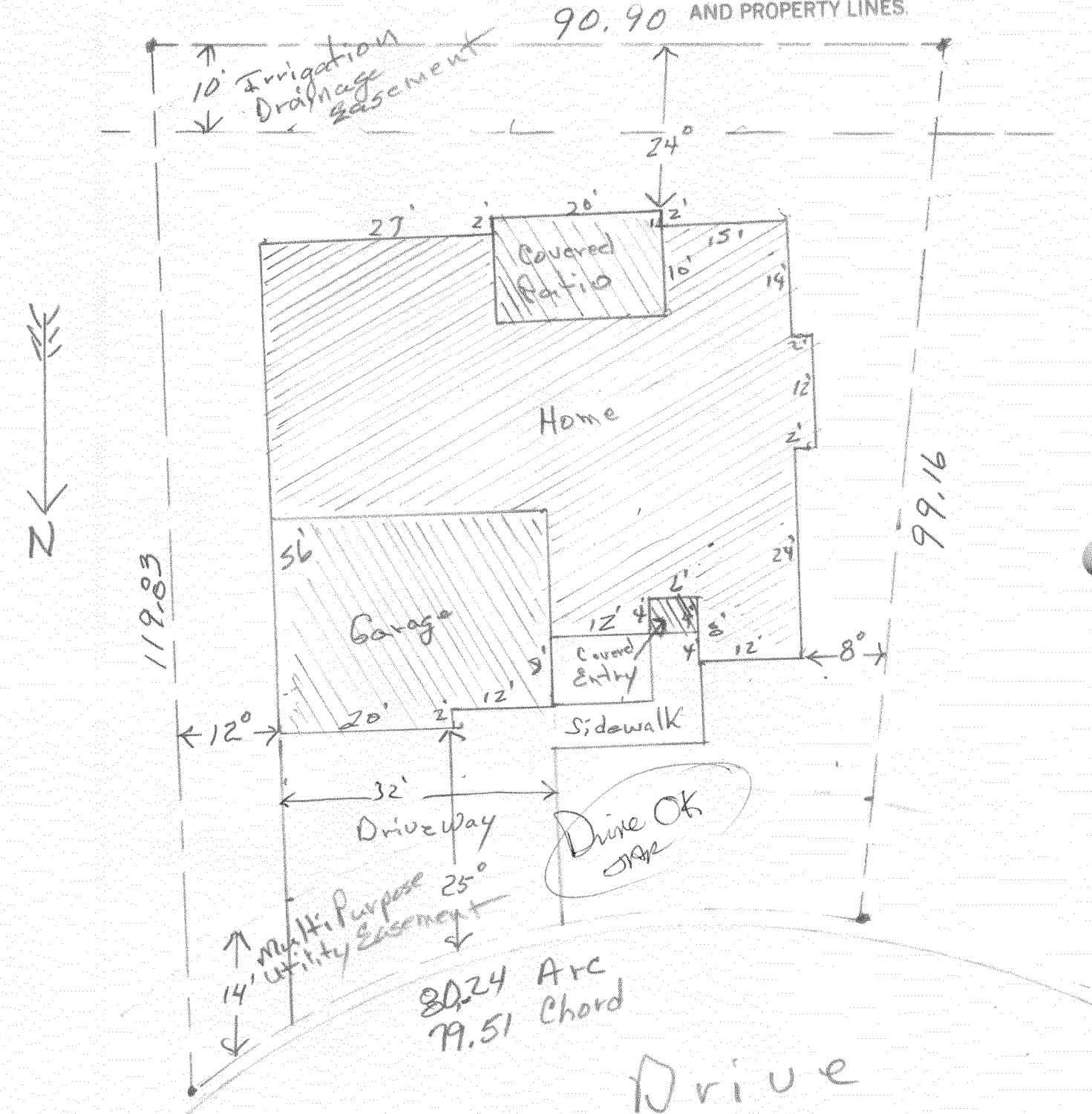
ACCEPTED *MAP Wendy Spurr*
 ANY CHANGE OF FEEDBACKS MUST
 BE MADE WITHIN 30 DAYS OF
 RECEIVING THIS MAP. BUYER
 MUST VERIFY ALL DIMENSIONS
 AND PROPERTY LINES.



Kachin Drive
 Scale 1/16" = 1'

2777 Kachin
 Lot 28 Block 3
 Chipeta Glenn

ACCEPTED *MAP Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Drive OK
MAP

80.24 Arc
 79.51 Chord

Kachina Drive

2977 Kachina
 Lot 28 Block 3
 Chipeta Glenn

Scale 1/16" = 1'