

FEE \$	10.00
TCP \$	1589.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address ^{400.00} 2978 Kachira Dr
 Parcel No. 2943-294-29-001
 Subdivision Chipeta Glenwood Sub
 Filing _____ Block 4 Lot 1

No. of Existing Bldgs -0- No. Proposed 1
 Sq. Ft. of Existing Bldgs -0- Sq. Ft. Proposed 2333
 Sq. Ft. of Lot / Parcel 8684
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 36'

OWNER INFORMATION:

Name Double R Builders
 Address 2139 N. 12 Unit 10 Box 9335
 City / State / Zip Grand Jct. CO. 81501

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

APPLICANT INFORMATION:

Name Ray Rabidou
 Address 687 Tahoe Cr.
 City / State / Zip Grand Jct. CO. 81505
 Telephone 970-241-3449

*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>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 <u>bit</u> (Engineer's Initials)	<u>max height 28' per CCR</u>

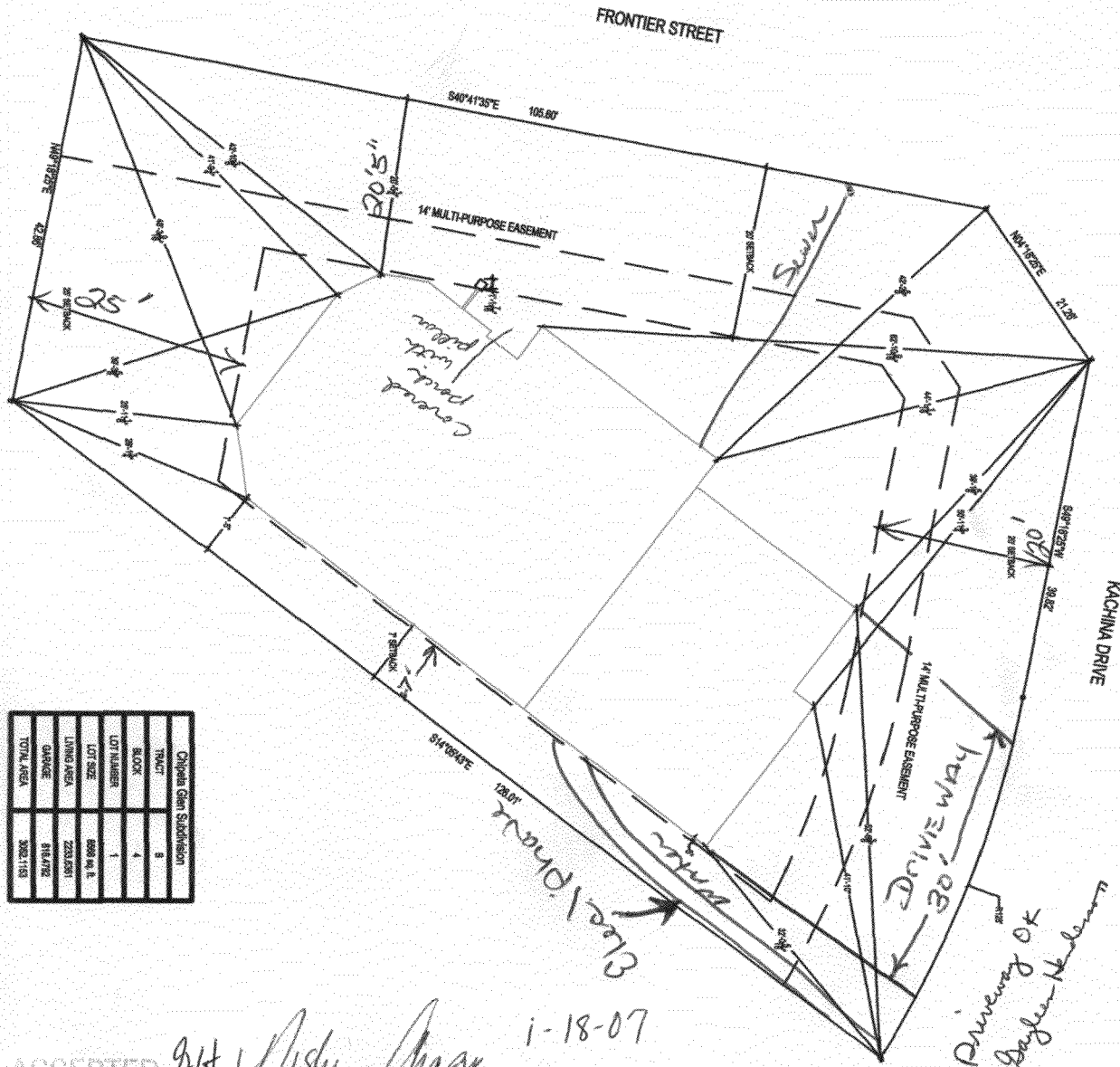
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 1-10-07
 Department Approval [Signature] Date 1-18-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ OMSD</u>
Utility Accounting	Date <u>1-18-07</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)



Chippewa Glen Subdivision	8
TRACT	8
BLOCK	4
LOT NUMBER	1
LOT SIZE	6999 sq. ft.
LIVING AREA	2224.05 sq. ft.
GARAGE	814.07 sq. ft.
TOTAL AREA	3038.11 sq. ft.

ACCEPTED *Bit Ashu Magn* 1-18-07
 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.

*Driveway OK
 Baylen Hildebrand*

C1	StepPlan	1"=20'	1/10/07	ADT	Kachinas	Piper Double R Builders Grand Junction, CO. 81504	Advanced Drafting Technicians LLC Drafting and Design 1000 North 9th Street #20 Grand Junction CO 81501 Phone (970) 243-9888 Fax (970) 243-8221
		1/10/07	ADT				