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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 500.00 |
| SIF \$ | 292.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2670 B 1/2 Rd.
 Parcel No. 2945-261-35-003
 Subdivision Cimarron mesa
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1755
 Sq. Ft. of Lot / Parcel 8,780
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1755

OWNER INFORMATION:

Name Constructors West, Inc.
 Address 514 28 1/4 Rd. Suite 5
 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 Same
 Address Same
 City / State / Zip Same
 Telephone (970) 241-5457

***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 <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 <u>Engineered</u> | | |
| Voting District <u>E</u> | Driveway Location Approval <u>U</u> | <u>Foundation Required</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).

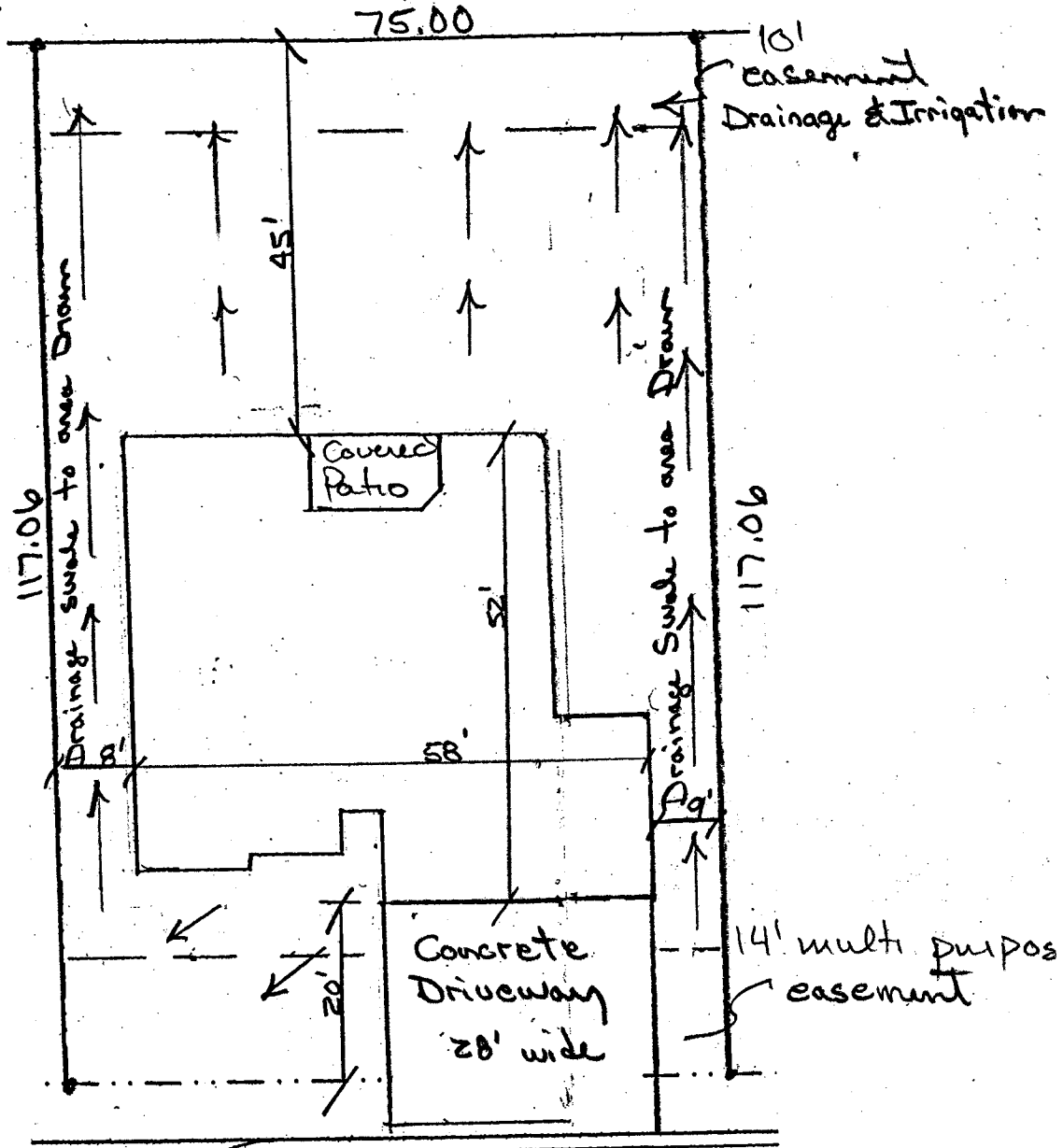
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Joni Sagillo Date 6/23/04
 Department Approval Usher Major Date 7/16/04

| | | | |
|--|--------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>17447</u> |
| Utility Accounting <u>D Overholt</u> | Date <u>7/8/04</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)

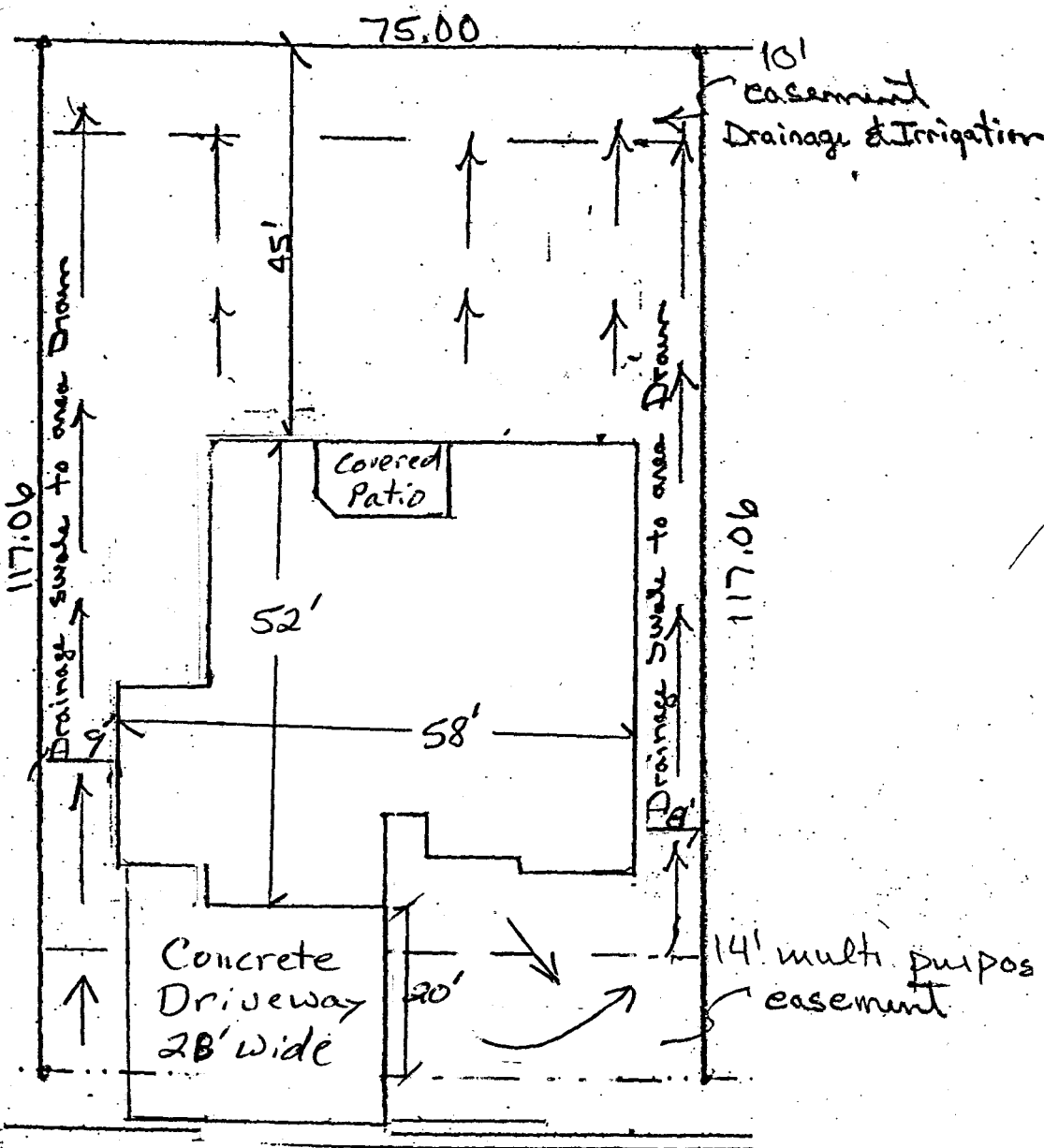
ACCEPTED Bobbie Paulsa 7/16/04
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



2670 B 1/2 Rd

FF EL. 4654.00 - 4656.00

or
 w
 7/1/04



2.28.05
 ACCEPTED *Bayleir Anderson*

ANY CHANGE OF DIMENSIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT'S RESPONSIBILITY IS TO VERIFY LOCATIONS AND EASEMENTS AND PROPERTY LINES.

2670 B 1/2 Rd

FF EL. 4654.00 - 4656.00