

FEE \$	18.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2662 B 1/2 Rd.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-261-35-007

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1755

Subdivision Cimarron mesa

Sq. Ft. of Lot / Parcel 8,779

Filing 1 Block 1 Lot 7

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1755

**OWNER INFORMATION:**

Name Constructors west, inc

**DESCRIPTION OF WORK & INTENDED USE:**

Address 514 28 1/4 Rd. Suite 5

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

City / State / Zip Grand Jet, CO 81501

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name Same

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address Same

City / State / Zip Same

NOTES: \_\_\_\_\_

Telephone (970) 241-5457

**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 Foundation Required</u>
Voting District <u>E</u> Driveway Location Approval <u>UC</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).

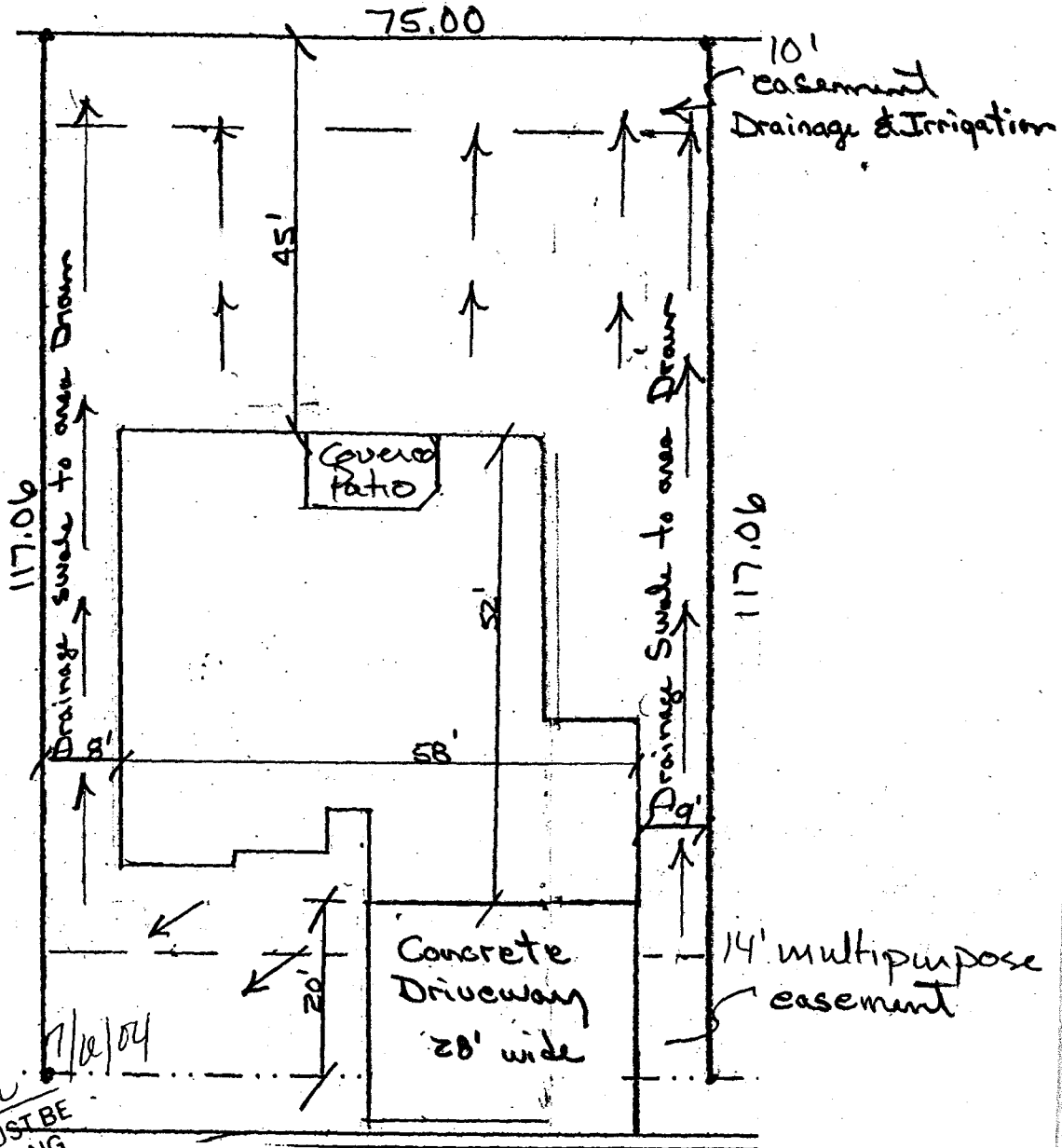
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jon Siquillo Date 6/23/04

Department Approval Bobbie Paulson Date 7/6/04

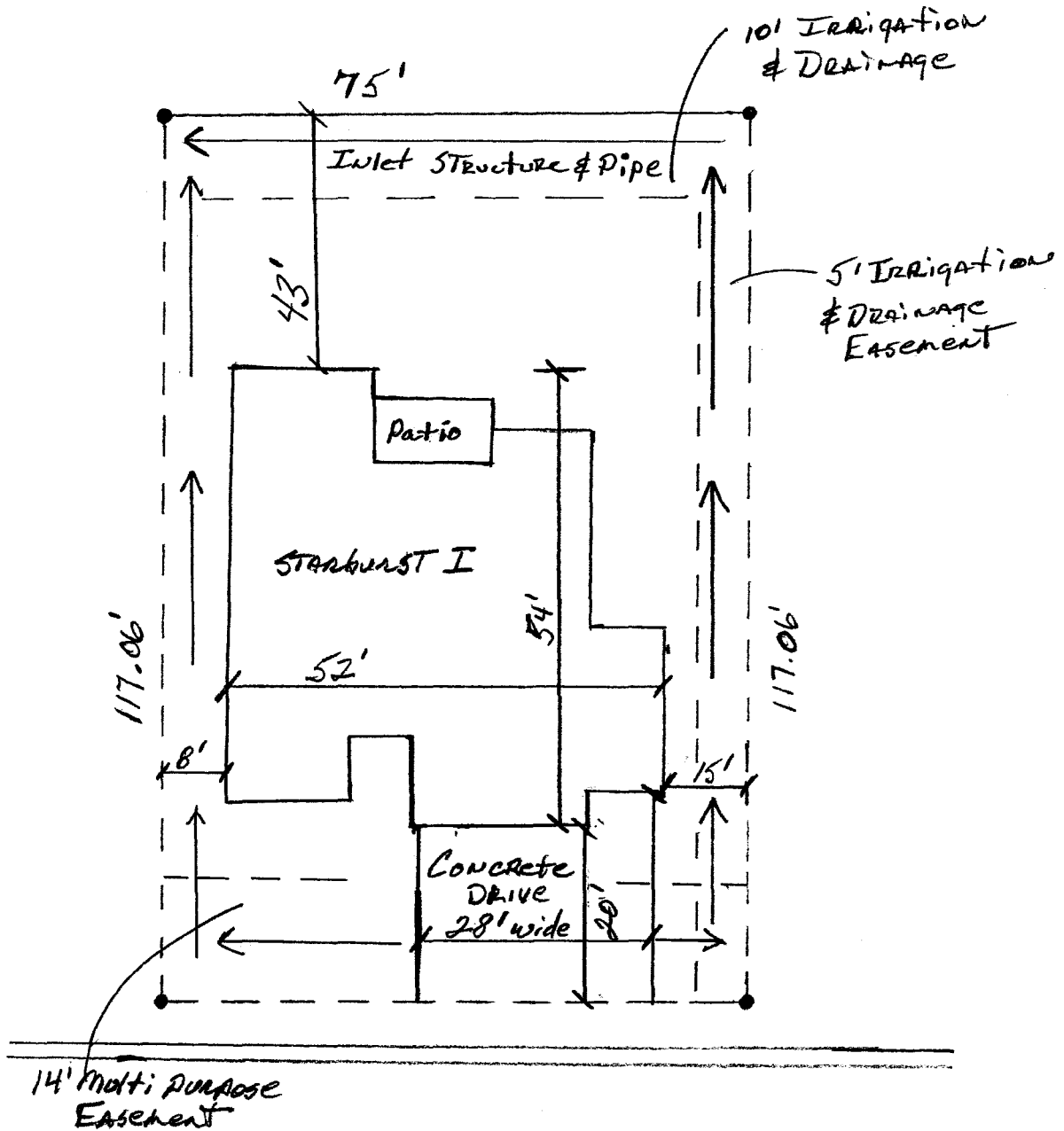
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 77443

Utility Accounting Overholt Date 7/8/04



ACCEPTED *Walter Brown*  
 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.

2662 B 1/2 Rd *see on 7/11/04*  
 77. EL 4654.00 - 4656.00



(Revised) Yishi Anagon 10/11/04  
 2662 B 1/2 Rd.  
 T.O.C. 4654.00 - 4656.00

ACCEPTED  
 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.

(new)