

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 239 Callie st SQ. FT. OF PROPOSED BLDGS/ADDITION 1471

TAX SCHEDULE NO. 2945-264-39-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cimaron Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 1471

FILING 1 BLK 5 LOT 1

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Constructors West

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 514 28 1/4 Rd #5

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-241-5457

DESCRIPTION OF WORK & INTENDED USE new single family

(2) APPLICANT Constructors West

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 514 28 1/4 Rd #5

(2) 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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions DRAINAGE IMPROVEMENTS REQ'D Eng foundation req'd

"E"

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Anil K. Miller

Date 3/3/04

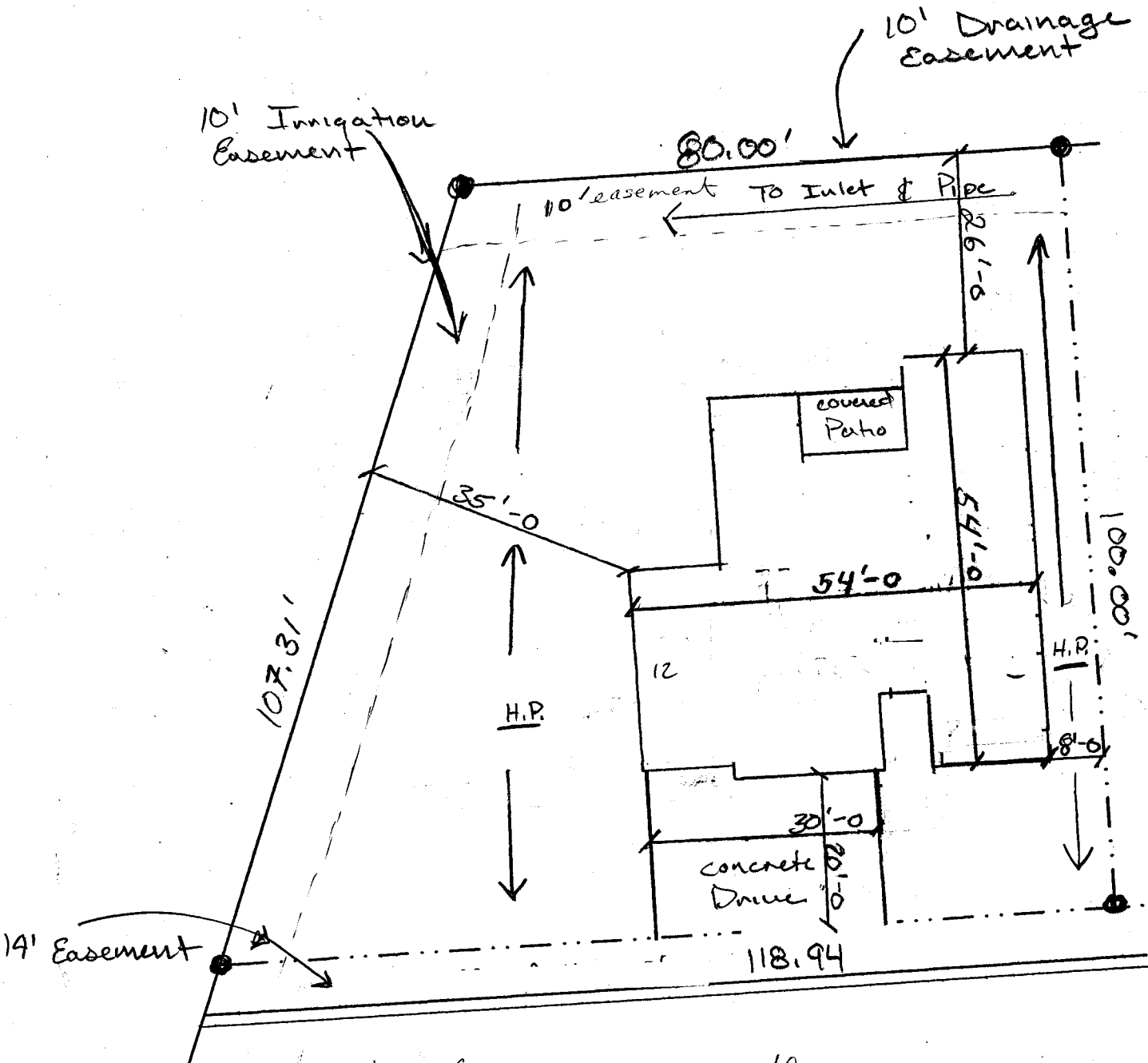
Department Approval Ms. Asha Nagan

Date 3/3/04

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 <u>Batterberry</u>	Date <u>3/3/04</u>		

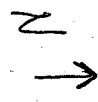
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *4/15/04* *Arora 33-04*
 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.

ole
w
3/1/04



239 Callie St.
 T.O.C. min. 4676 MAX. 4678