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| FEE \$ <u>10.00</u> |
| TCP \$ <u>500.00</u> |
| SIF \$ <u>292.00</u> |

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

BLDG PERMIT NO. _____

Building Address 241 Callie St.
Parcel No. 2945-264-39-002
Subdivision Cimarron Mesa
Filing 1 Block 5 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1767
Sq. Ft. of Lot / Parcel 8,100
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1767

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 <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>35'</u> | Special Conditions <u>Engineered foundation required</u> |
| Voting District <u>E</u> Driveway Location Approval <u>U</u> (Engineer's Initials) | |

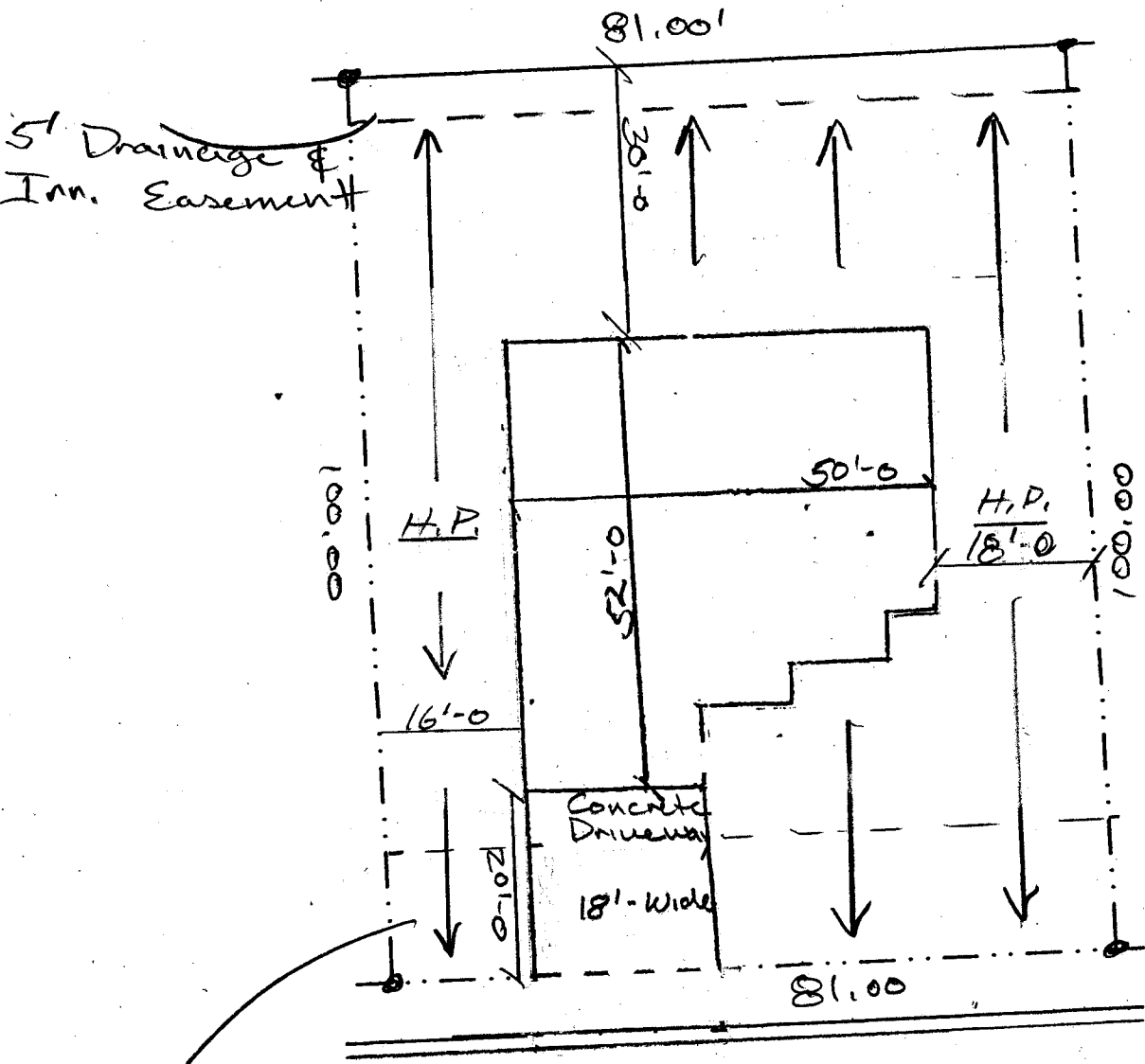
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Sagullo Date 6/24/04
Department Approval NA Bobbie Paulson Date 7/6/04

| |
|---|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17456</u> |
| Utility Accounting <u>over</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)



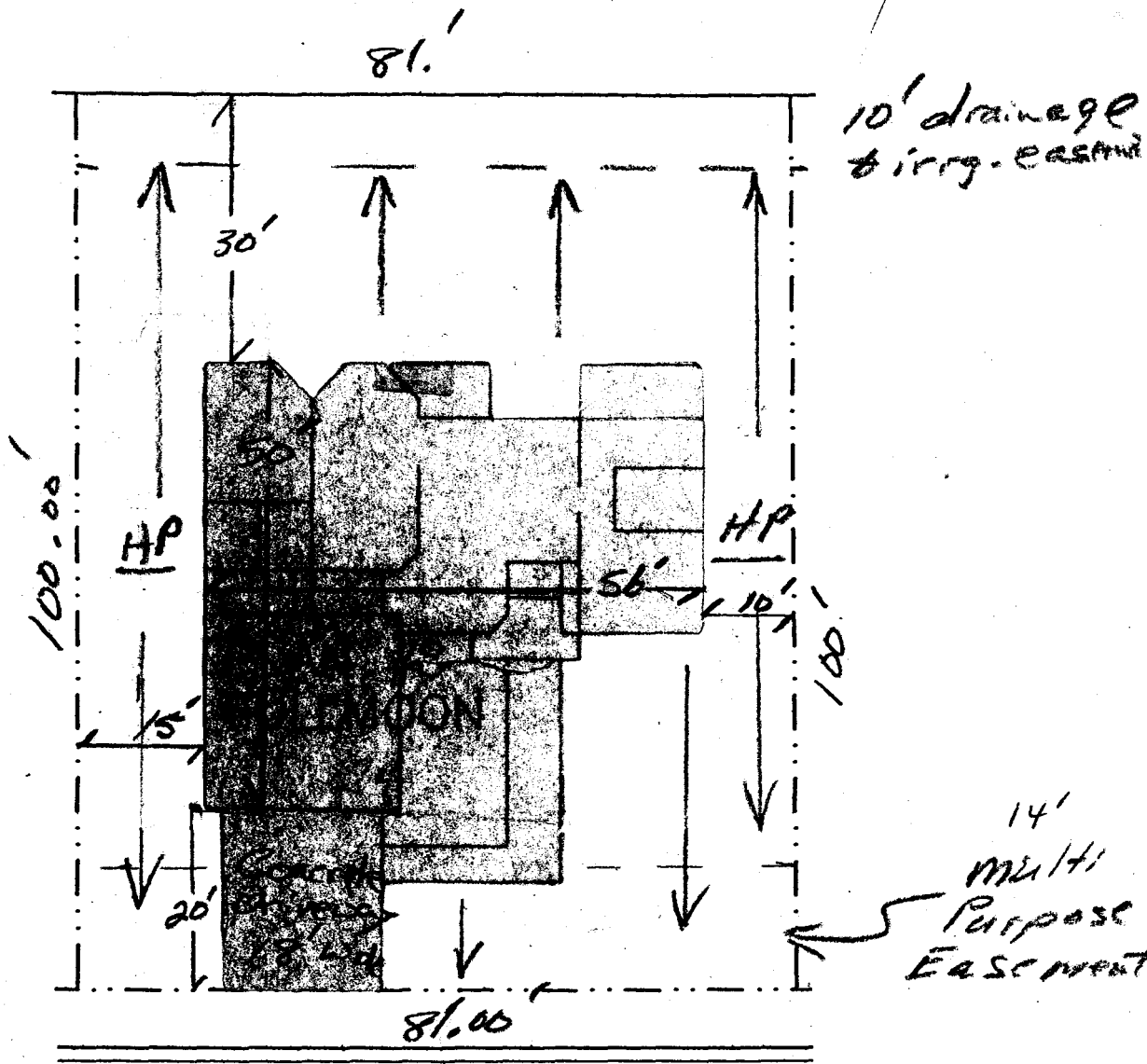
241 Callie
 T.O.C 4672.00 - 4674.00

14' Multi Purpose Easement

ACCEPTED *Bobbie Paulson 7/6/04*
 ANY CHANGE OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE AND MARK ALL EASEMENTS
 AND PROPERTY LINES.

cc
7/1/04

Lot 2 Sunset



241 Callie

T.O.C. 4672 - 4674

drive
on
11/5/04

11-5-04
ACCEPTED Gayle Haden
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.