

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

Building Address 278 Cedar St No. of Existing Bldgs 2 No. Proposed 0
 Parcel No. Lot 21 2945-252-04-021 Sq. Ft. of Existing Bldgs 1580 Sq. Ft. Proposed 1040
 Subdivision Schmidt Sq. Ft. of Lot / Parcel 1/2 acre
 Filing _____ Block _____ Lot 21 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2944

OWNER INFORMATION:

Name Charles E McQuiston
 Address 278 Cedar St
 City / State / Zip Grand Jct Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Charles E McQuiston
 Address 278 Cedar St
 City / State / Zip Grand Jct Co 81503
 Telephone _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: demo existing garage after new garage is built

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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

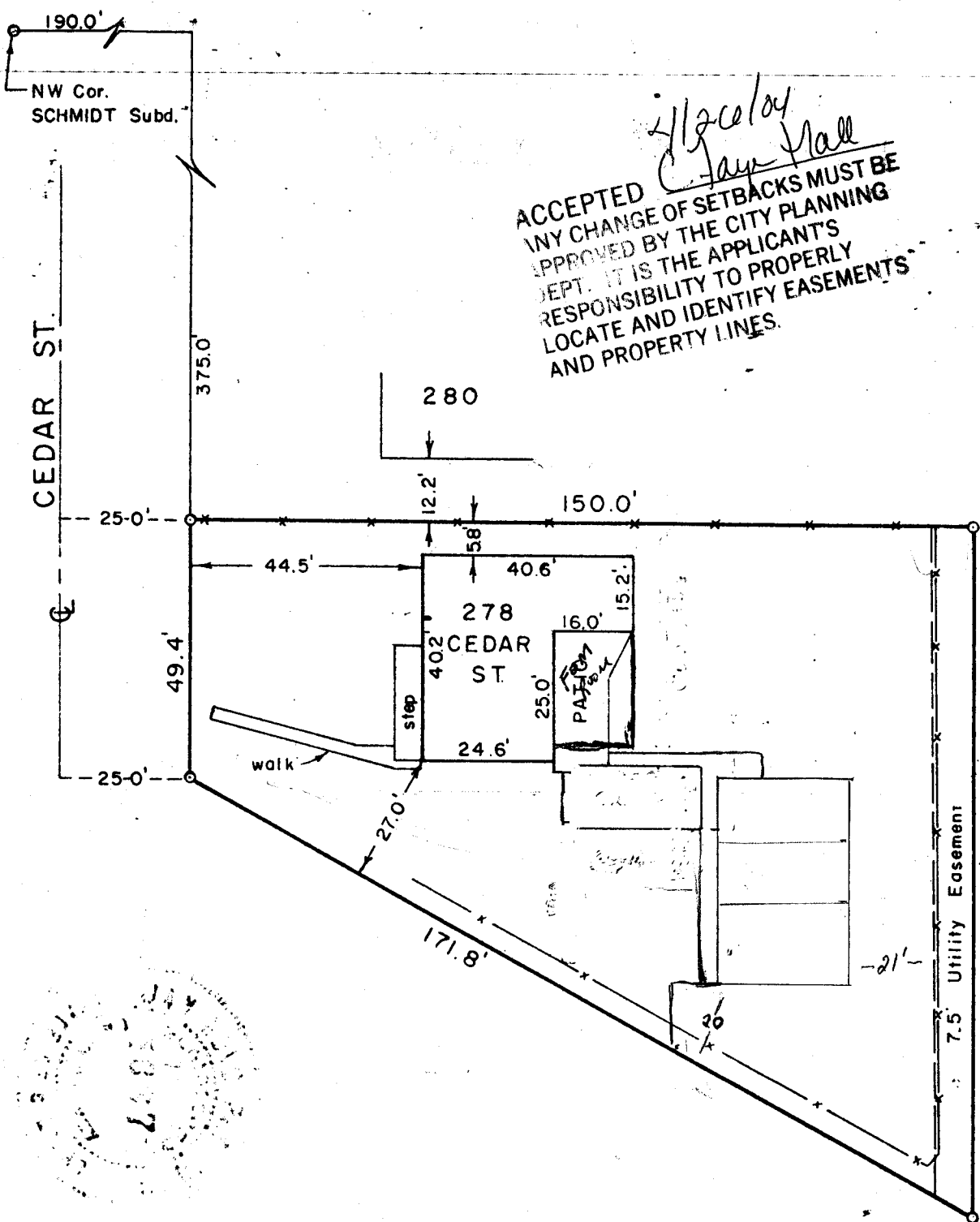
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Charles E McQuiston Date 4-26-04
 Department Approval Cheryl Hall Date 4/26/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12216 permit
 Utility Accounting Kattelsberry Date 4/26/04

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)

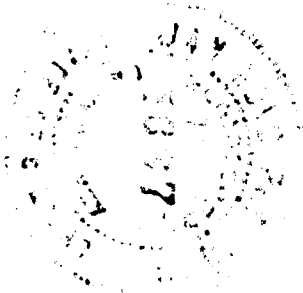


Accepted
C. Jay Hall
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

N



1" = 30'
 0 10 20 30



This is to certify that on this 18th day of Aug., 1967,
 I supervised a survey of Lot 21, Schmidt Subdivision,
 City of _____ County
 of Mesa, State of Colorado, and found the house and
other improvements to be located entirely within
 the boundary lines of the above described property as
 shown on this plat. The location and dimensions of all
 buildings, improvements, easements, and rights of way in
 evidence or known to me, and encroachments by or on the
 premises are accurately shown.

J. R. Peterson
 Registered Land Surveyor

WESTERN ENGINEERS INC
 IMPROVEMENT PLAT
 LOT 21
 SCHMIDT SUBDIVISION
 T1S, R1W, UTE MER.
 MESA COUNTY, COLORADO
 SURVEYED B.N.A.
 DRAWN S.L.A.
 GRAND JCT. COLO. 8/22/67