

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 249 Chey Lane
 Parcel No. 2945-2104-31-012
 Subdivision Cimarron mesa
 Filing 1 Block 3 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1767
 Sq. Ft. of Lot / Parcel 9,034
 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</u>
Voting District <u>E</u> Driveway Location Approval <u>CU</u> (Engineer's Initials)	<u>required</u>

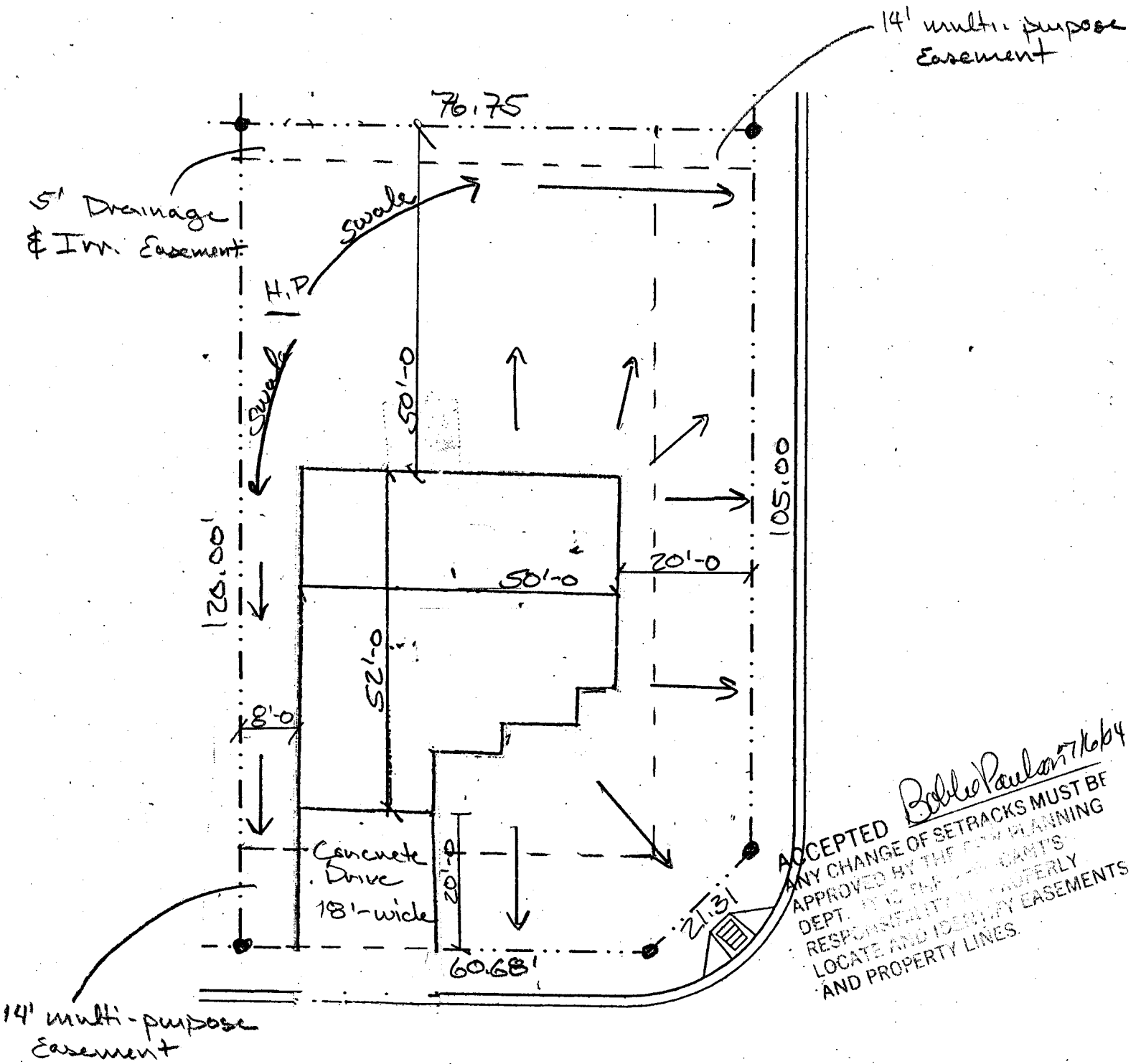
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Don Samuels Date 6/23/04
 Department Approval NA Bobbie Paulson Date 7/16/04

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>17452</u>
Utility Accounting <u>D. Dunhoth</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)

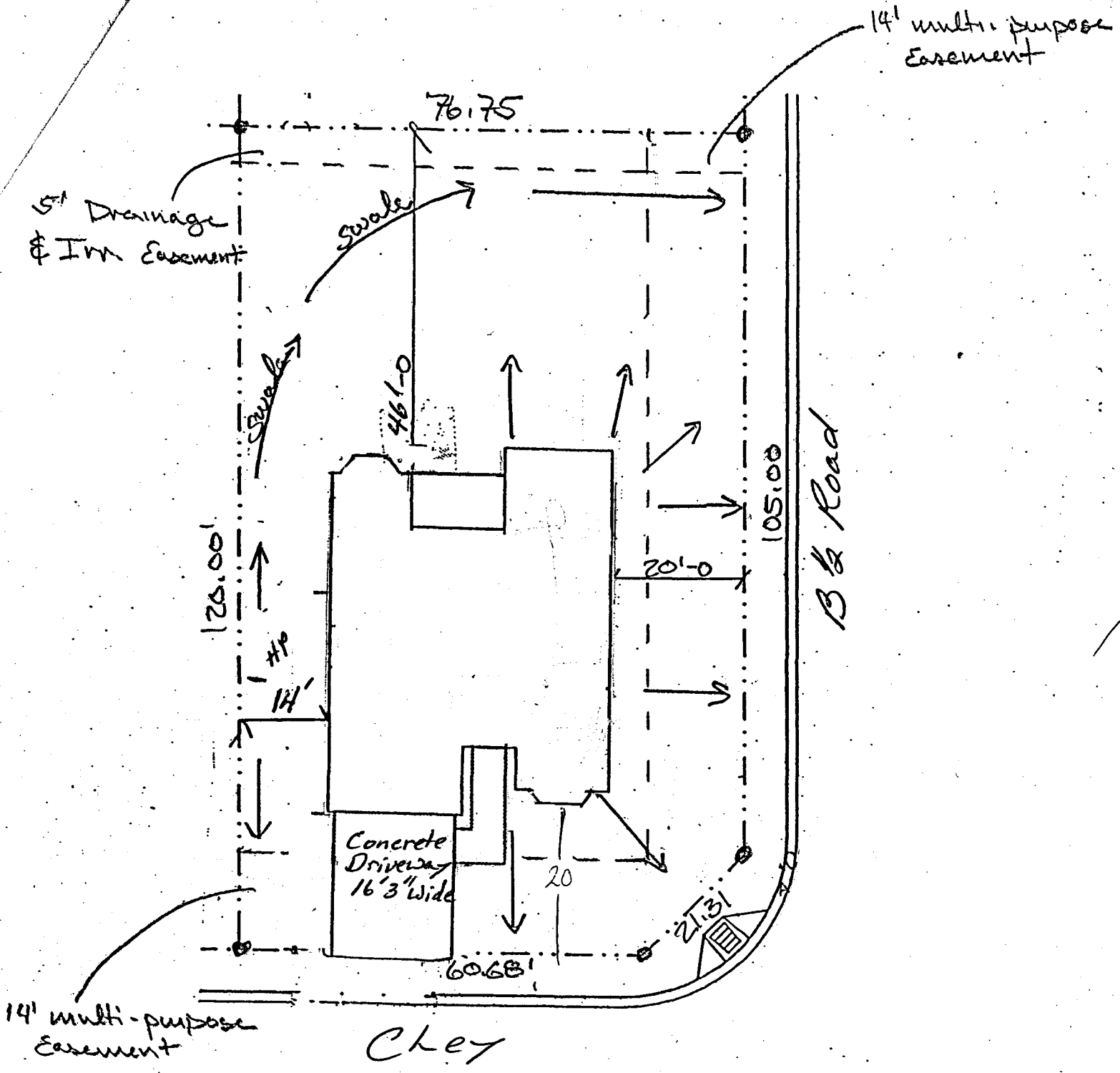


ACCEPTED *Bob Paulson 7/16/04*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE COM PLANNING
 DEPT. OF THE COUNTY
 RESPONSIBILITY FOR CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

249 Chey
 T.O.C. 4657.00 - 4659.00

OK
 CR
 7/1/04

Lot 12 Sunset



14' multi-purpose Easement

14' multi-purpose Easement

5' Drainage & Irr. Easement

Concrete Driveway
16'3" wide

B & Road

Chey

249. Chey
T.O.C. 4657.00 - 4659.00

3-18-05
ACCEPTED _____
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE CITY'S
RESOLUTIONS MUST BE PROPERLY
LOCATED AND ALL EASEMENTS
AND PROPERTY LINES.