

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

②

BLDG ADDRESS 2931 Four Corners Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2800

TAX SCHEDULE NO. 2943-293-23-007 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Crista Lee TOTAL SQ. FT. OF EXISTING & PROPOSED 2800

FILING 1 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Robertson & Hughes LLC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 262 W. Danbury Ct USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970)245-7840 433-2056 DESCRIPTION OF WORK & INTENDED USE new const.

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

(2) ADDRESS 262 W. Danbury Ct

(2) TELEPHONE (970)245-7840 433-2056

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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS E 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 [Signature] Date 9-9-04

Department Approval [Signature] Date 9-10-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O NO _____
Utility Accounting <u>[Signature]</u>	Date <u>9/10/04</u> <u>OMSD # 4658</u>		

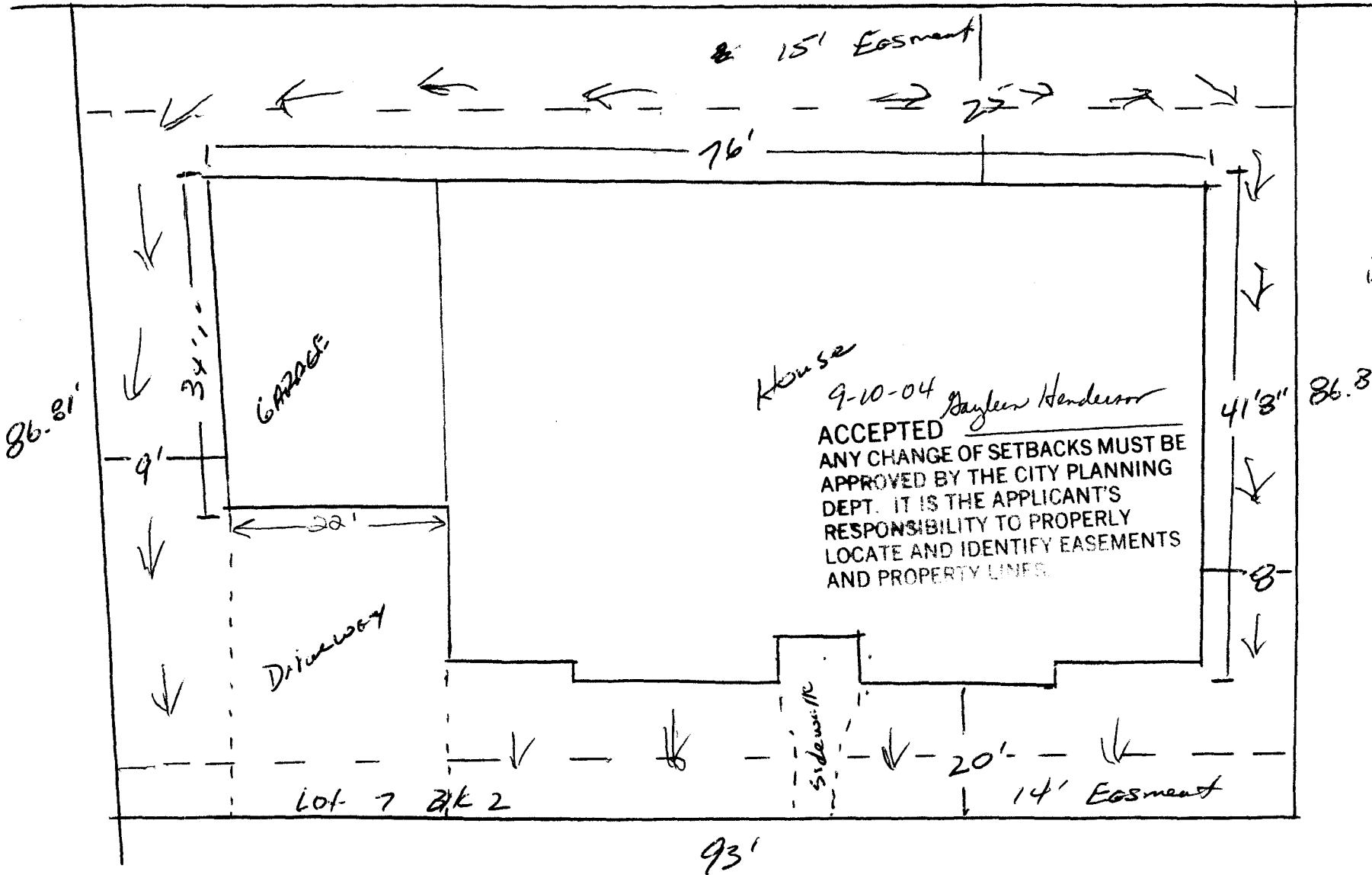
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

For D&H & Rick

all
w
9/10/09

Lot
6
31K
2

Lot
8
31K
2



2931 Four Corners Dr.