

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 2660 Kassey SQ. FT. OF PROPOSED BLDGS/ADDITION 1719
 TAX SCHEDULE NO. 2945-264-37-014 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cameron Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 1719
 FILING 1 BLK 3 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Constructors West, Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 514 28 1/4 Rd. Suite 5
 (1) TELEPHONE 970-241-5457 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT Constructors West, Inc DESCRIPTION OF WORK & INTENDED USE new single family
 (2) ADDRESS 514 28 1/4 Rd. Suite 5 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-241-5457 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 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 _____
"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).

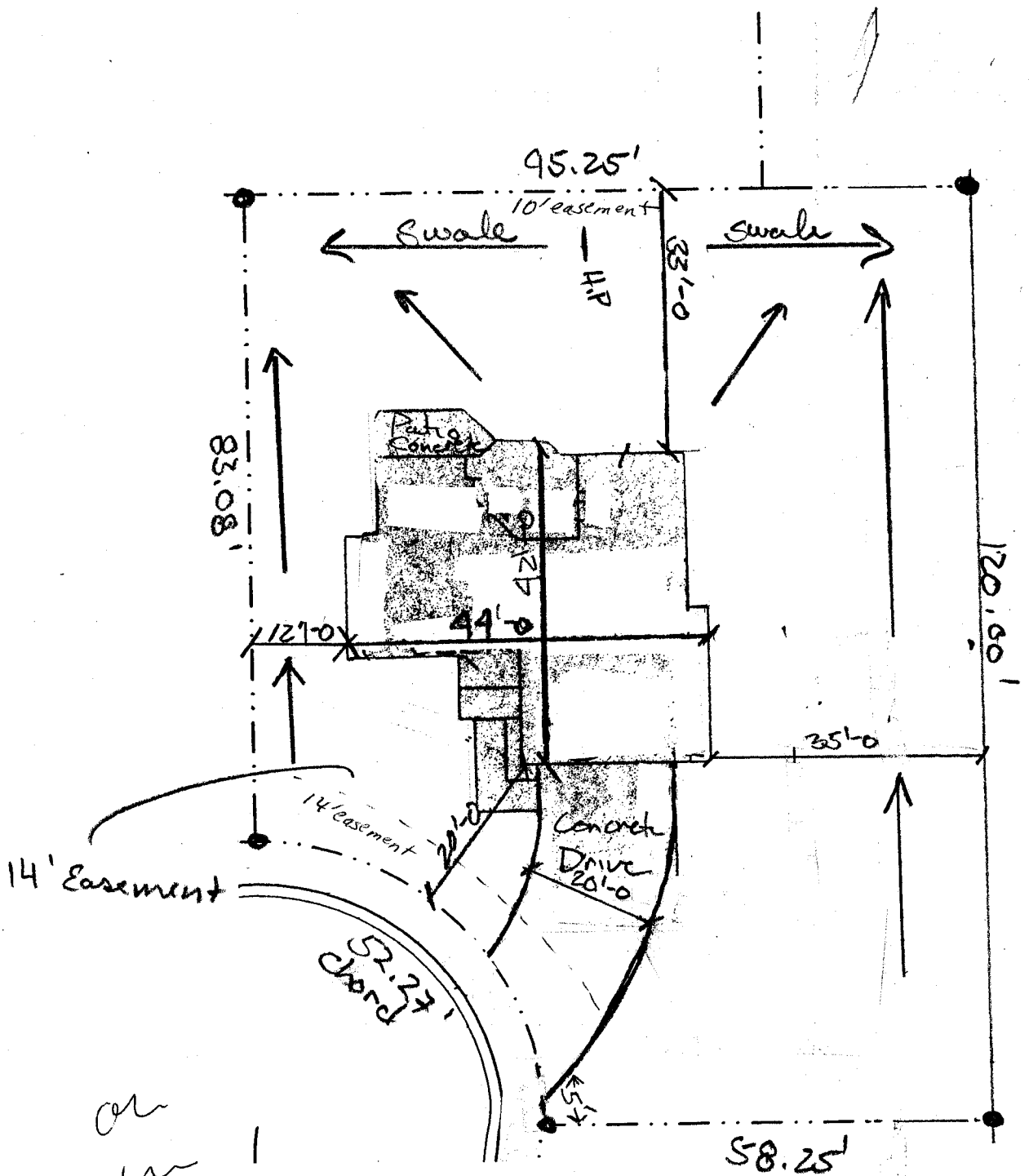
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jon Sagullo Date 3/18/04
 Department Approval D/C. Tapp Hall Date 3/23/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>paid @ OMSP.</u>
Utility Accounting <u>Kateelskany</u>		Date <u>3/23/04</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)



14' Easement

14' easement

52.27' Chord

Concrete Drive 20'-0"

44'-0"

42'-0"

58.25'

35'-0"

HP

33'-0"

45.25'

10' easement

Swale

Swale

83.08'

120.60'

127'-0"

or
 w
 3/23/03
 3/23/04
 C. Faye Hall

2660 Kassey Ct

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.