

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 240 Kip Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~124~~ 1328  
 TAX SCHEDULE NO. 2945-264-38-001 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Cumarron Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1243~~ 1328  
 FILING 1 BLK 4 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Constructors West NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 514 28 1/4 Rd. #5 USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE (970) 241-5457 DESCRIPTION OF WORK & INTENDED USE Single family residence  
 (2) APPLICANT Constructors West TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE Same  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 5090  
 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 Engineer Foundation  
E CENSUS Required 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 Lyla C. Malyan Date 4-19-04  
 Department Approval Y/Ishe Magon Date 4-19-04 approved 4/30/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/ON <u>paid @ OUSD.</u>
Utility Accounting	<u>Katie O'Connell</u>	Date	<u>4/19/04</u>

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

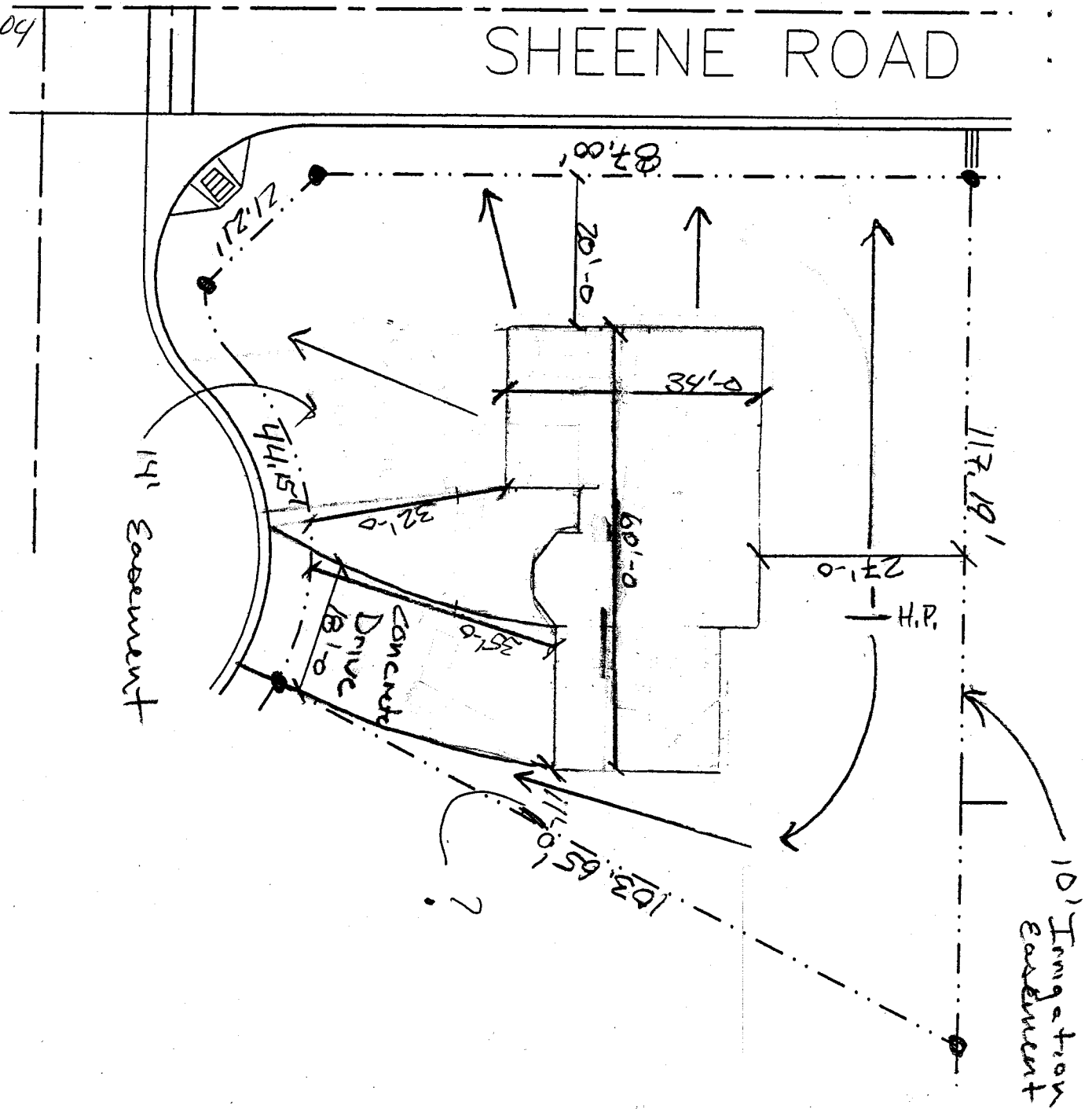
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

*Y. Hsu* *Angela* 4-19-04

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.

SHEENE ROAD



240 R.I.P. et.  
T.O.C 4673.5 - 4675.5

OK

W

4/19/04

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 241 Kip Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1755  
 TAX SCHEDULE NO 2945-264-38-006 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION Cimarron Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 1755  
 FILING 1 BLK 4 LOT 6 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 USE OF EXISTING BUILDINGS ---  
 (1) TELEPHONE (970) 241-5457 DESCRIPTION OF WORK & INTENDED USE single family residence  
 (2) APPLICANT Constructors West, Inc TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE Same  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 Engineer Foundation Required  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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Applicant Signature Tyler C. Milyan Date 4-19-04  
 Department Approval J.H. Ashli Aragon Date 4-19-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <u>paid @ OMSO</u>
Utility Accounting	<u>Kate Elberry</u>	Date	<u>4/19/04</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)

241 KIP CT.  
T.O.C 4675.5 - 4677.50

84.97'  $\nearrow$  10' Irrigation Easement

ACCEPTED *Alisa Crapp* 4-19-04  
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.

*mm*  
4/9/04

