

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 248 Rip lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1755

TAX SCHEDULE NO. 2945-264-36-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cimarron Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 1755

FILING 1 BLK 2 LOT 8 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. Suite 5 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-241-5457

(2) APPLICANT Constructors West DESCRIPTION OF WORK & INTENDED USE new single family

(2) ADDRESS 514 28 1/4 RD suite 5 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 970-241-5457 _____ 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 Drainage Features Reg'd

Maximum Height 35' Special Conditions Eng foundation req'd

"E"

CENSUS _____ TRAFFIC _____ ANNX# _____

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 3/3/04

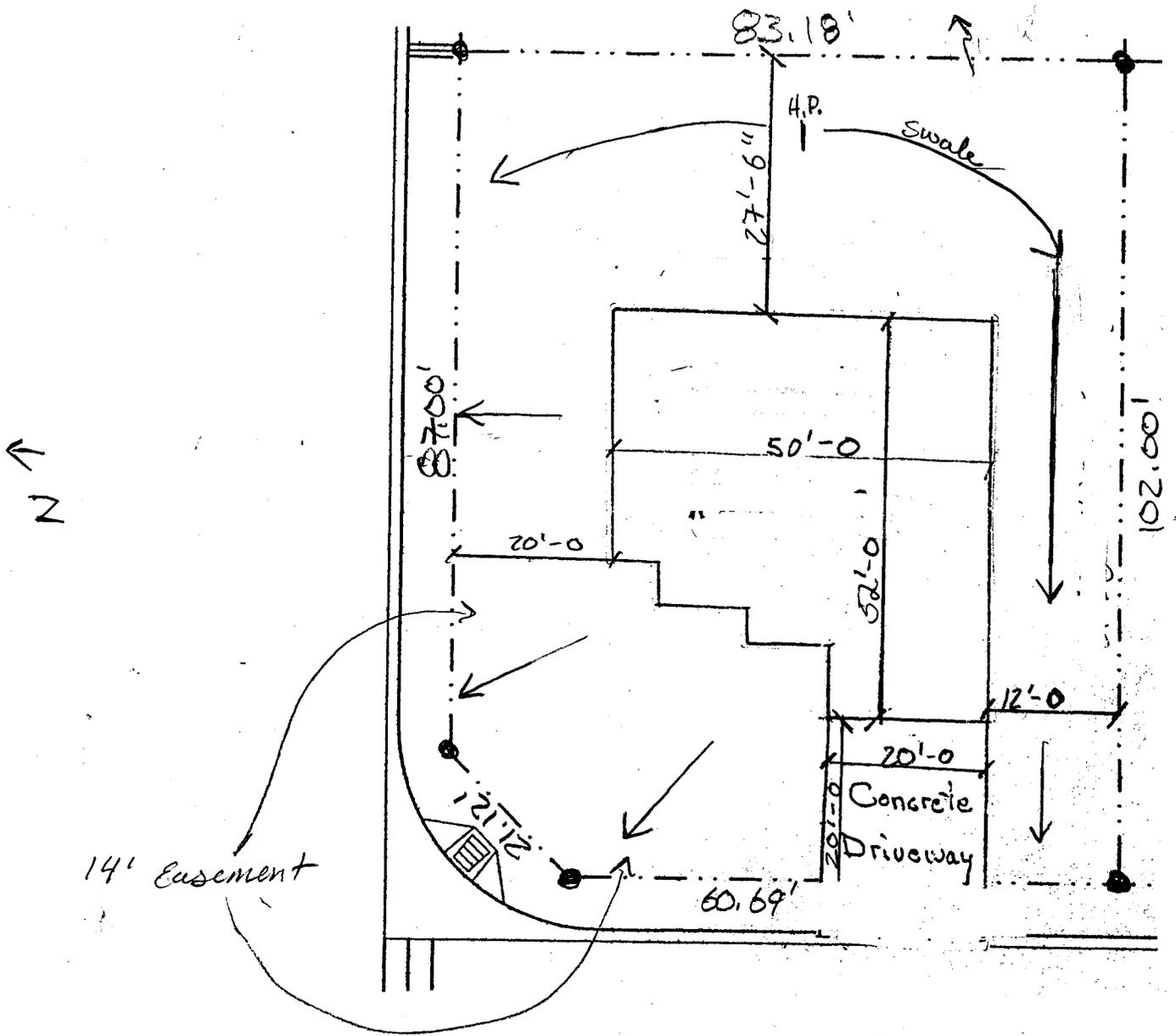
Department Approval [Signature] Date 3/3/04

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

5' Irrigation Easement



on
 W
 3/1/04

248 Rip Ln

T.O.C. min. 4657 max. 4659

ACCEPTED Y. Hsu 3-3-04

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