

FEE \$ 10.00
 PCP \$ 500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

249 Linden

Building Address 249 Linden Ave / ~~249 51 1/2~~

No. of Existing Bldgs 0

No. Proposed 1

Parcel No. 2945-264-36-001

Sq. Ft. of Existing Bldgs 0

Sq. Ft. Proposed 1155

Subdivision Cumarron Mesa

Sq. Ft. of Lot / Parcel 8,333

Filing 1 Block 2 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1155

OWNER INFORMATION:

Name Constructors West, Inc.

DESCRIPTION OF WORK & INTENDED USE:

Address 514 28 1/4 Rd. Suite 5

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip Grand Jet, CO 81501

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Same

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address Same

City / State / Zip Same

NOTES: _____

Telephone (970) 241-5457

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 _____

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Engineered foundation

Voting District E Driveway Location Approval Yes

required

(Engineer's Initials)

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 Sappello

Date 6/23/04

Department Approval Nalishi Wagon

Date 7/9/04

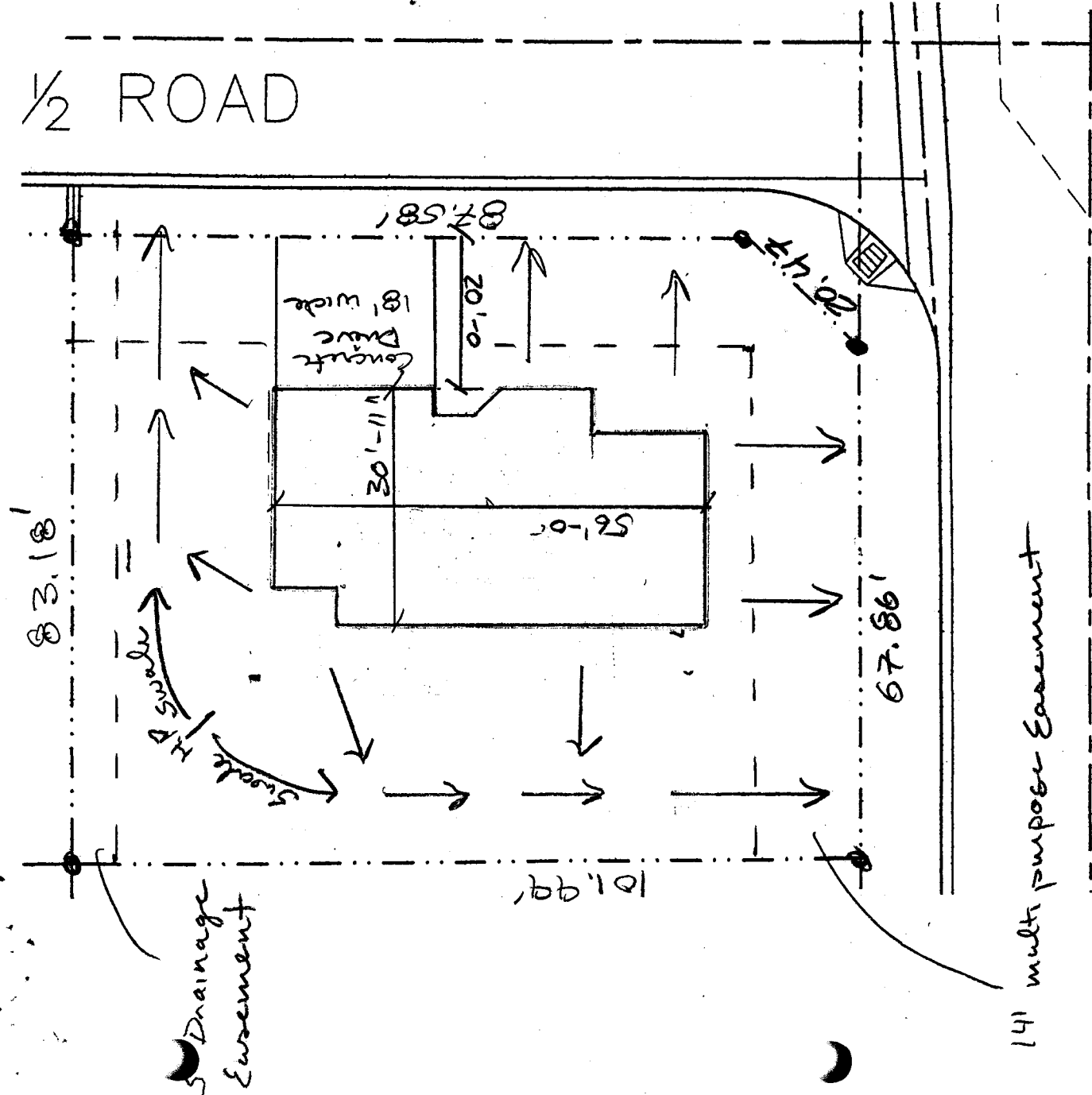
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL on SD

Utility Accounting Overhead Date 7/12/04

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)

1/2 ROAD



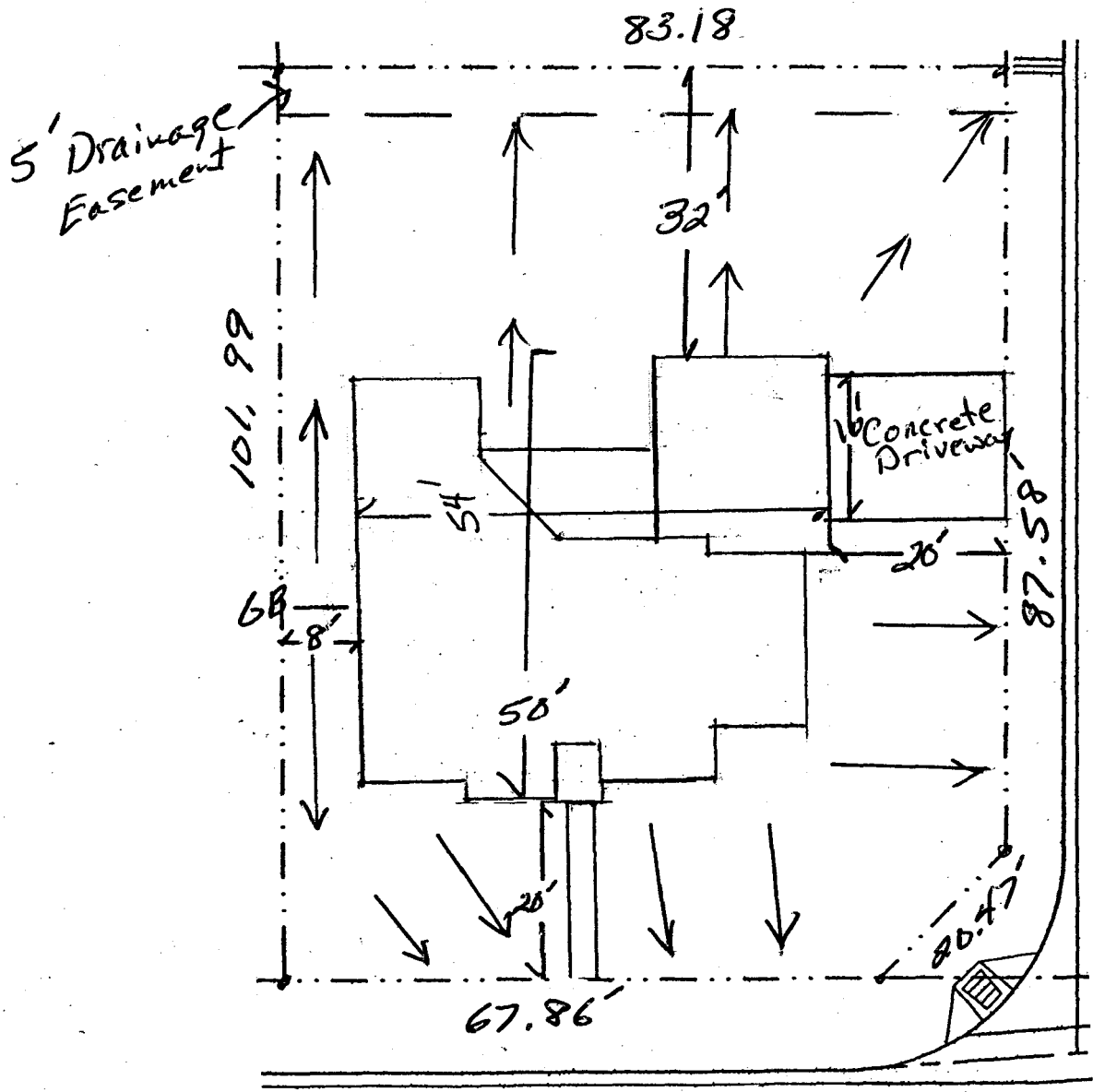
RYAN MARRA / 267313 1/2
 T.O.C. 4657.00 - 4654.00

Drive
 on
 on
 7/9/04

ACCEPTED Y. Hsieh Dragon 7/9/04
 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.

14' multi purpose Easement

Drainage
 Easement

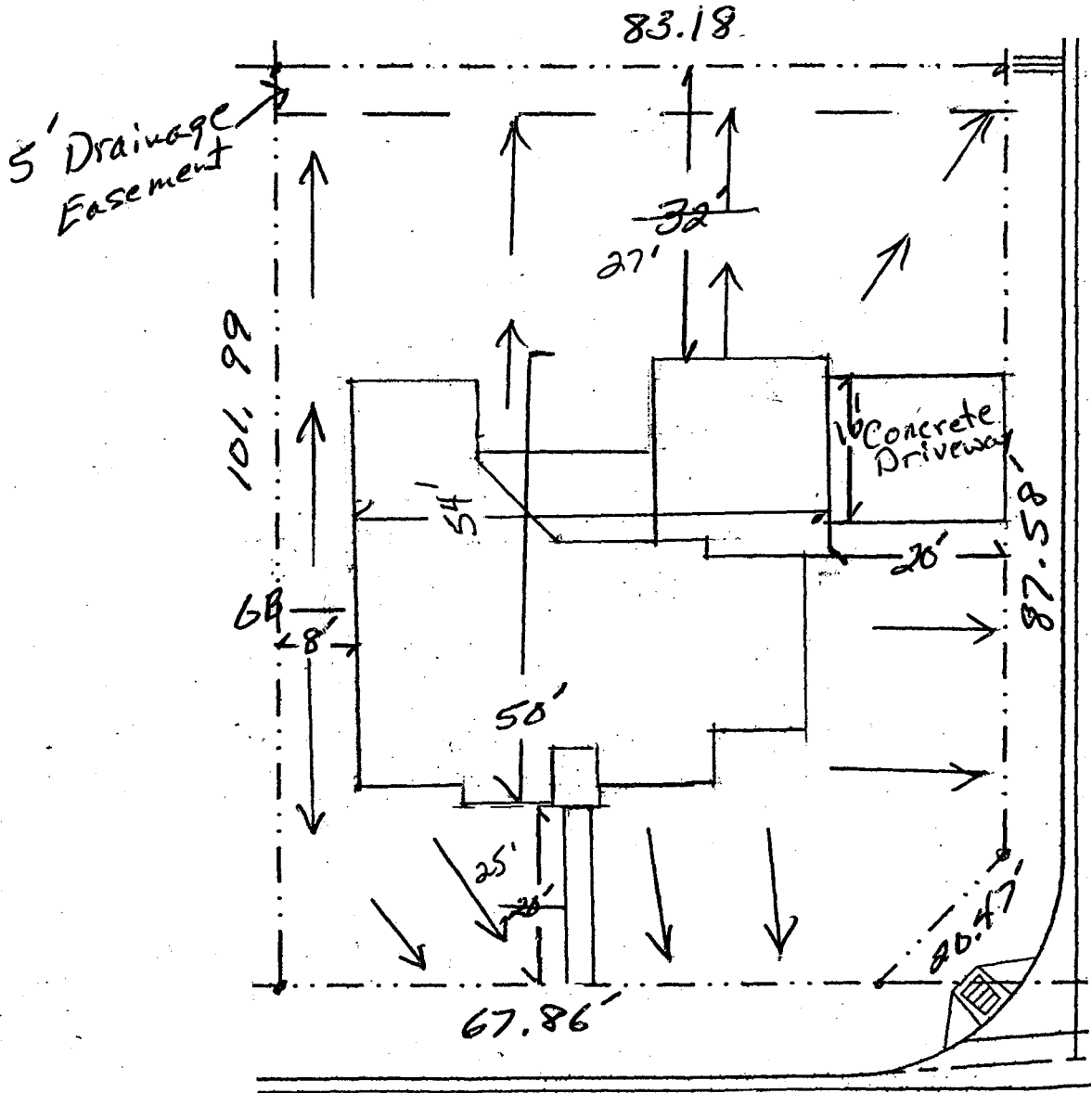


B 1/2 Road
2673

249 Linden

TOL 4657.00 - 4659.00

ACCEPTED *C. J. Hall* Revised 9/23/04
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B 1/2 Road
2673

249 Linden

TOL 4657.00 - 4659.00

Revised 10/7/04 - WS.

Revised 9/23/04

C. J. Hall

ACCEPTED
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**SYSTEM DEVELOPMENT AND USE AGREEMENT
APPLICATION FOR SEWER SERVICE**

The undersigned owner, simultaneously herewith, has paid to the Orchard Mesa Sanitation District the sum of \$1500.00 as a system development fee for sewer service at the premises commonly known as 249 Linden Ave, Grand Junction, CO.

Lot 1, Blk 2 Filing 1 Cimarron Mesa

The undersigned owner hereby requests the Orchard Mesa Sanitation District to make and install a sewer service stub and connection and to furnish sewer service at the above described premises, to be used as a single family dwelling residence.

The owner agrees to install a service line from the improvement on the above described premises to the stub or connection installed by the District, at his sole cost and expense, and to connect said property to the sewer system. The owner further agrees to pay the monthly service charges to the District, as directed, in accordance with the rates, terms, conditions, rules, and regulations of the District upon the date service is commenced or not later than 120 days subsequent to the agreement date. Said monthly service charge is estimated at \$13.25.

Both the system development fee and the monthly service charge are based upon the present adopted rates by the Board of Directors of the Orchard Mesa Sanitation District and are subject to change or alteration.

The owner agrees to notify the District of any changes in owner's type of service supplied under this agreement. The rates chargeable shall be adjusted to the date of change in service; provided, however, the District shall not be responsible for any refund of excess charges, if any, collected prior to notice of change.

Owner, or his agent, agrees to obtain a tap-on permit from the City of Grand Junction Utility Department and to have the service line connection to the sewer of the District inspected by Mesa County before backfilling said connection, or be subject to a penalty. The District disclaims any responsibility or cost incurred in the event of sewer tap moratorium by the City of Grand Junction.

DATE: July 6, 2004

2945-264-36-001
TAP NUMBER: 4629

Constructors West Inc
Owner

514 28¹/₄ Rd Ste 5 01
Address 241-5457

Jon Sagillo
Owner

Address

APPROVED: Deborah O Davis by DK Orchard Mesa Sanitation District