

FEE \$	0
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 237 3/4 Linden SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-264-38-000 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cimmaron Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING _____ BLK Tract LOT B

NO. OF DWELLING UNITS:
 Before: 0 After: 0 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction

(1) OWNER Constructors West

(1) ADDRESS _____

(1) TELEPHONE _____

USE OF EXISTING BUILDINGS open space

(2) APPLICANT Darren Davidson DESCRIPTION OF WORK & INTENDED USE electrical pump bar

(2) ADDRESS 2785 D. Rd

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

(2) TELEPHONE 243-3855

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 _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES _____ NO X

Side _____ from PL, Rear _____ from PL
 Parking Req'mt N/A

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

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 _____

Department Approval [Signature] Date 4/9/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>Billed @ OUSD</u>
Utility Accounting	<u>Kathleen</u>	Date	<u>4/9/04</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)