

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

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

BLDG PERMIT NO. _____



Building Address 2665 Sheene
Parcel No. 2945-264-38-008
Subdivision Cimarron mesa
Filing 1 Block 4 Lot 8

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed 1243
Sq. Ft. of Lot / Parcel 12,171
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Constructors West, Inc.
Address 514 28 1/4 Rd. Suite 5
City / State / Zip Grand Jet, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Constructors West, Inc.
Address 514 28 1/4 Rd. Suite 5
City / State / Zip GRAND Jct, CO 81501
Telephone 241-5457

***TYPE OF HOME PROPOSED:**

- 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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Eng. foundation reqd</u>
Voting District <u>"E"</u> Driveway Location Approval <u>WU</u> <small>(Engineer's Initials)</small>	<u>FOUNDATION DRAIN MAY BE NEEDED BASED ON ENGR EVALUATION</u>

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).

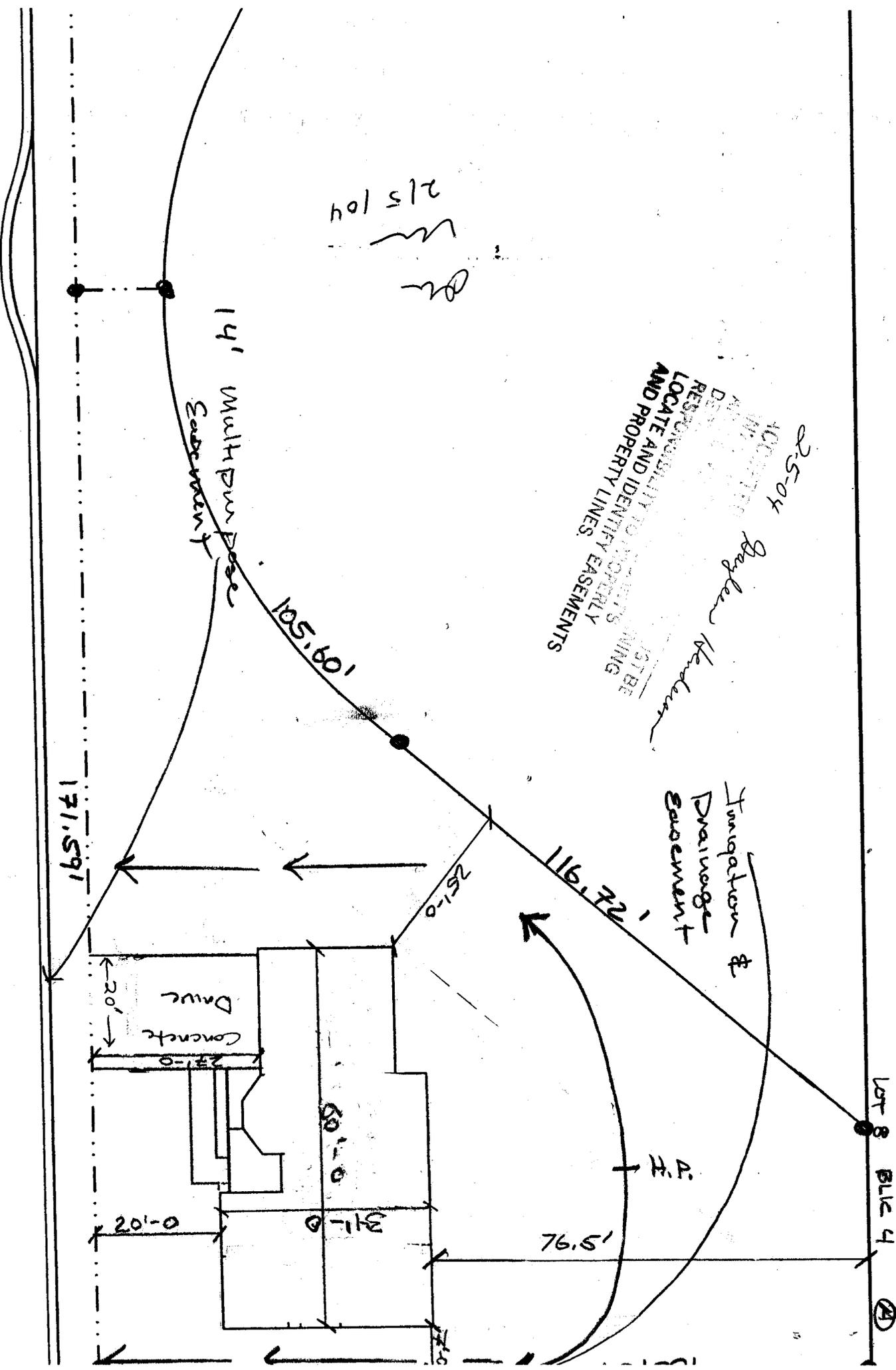
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Tyla C. Milgall Date 2-5-04
Department Approval Gayleen Henderson Date 2-5-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>4544</u>
Utility Accounting <u>Oraver</u>	Date <u>2-5-04</u>

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)

2-5-04
 10000000
 1578
 RESPONSIBILITY TO LOCATE
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
 BY THE
 SURVEYOR
 BRADLEY KENDRICK



2665 Sheene
 T.O.C MIN. 4678.0
 T.O.C MAX. 4680.0