

FEE \$ N/C

BLDG PERMIT NO. 49319

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 126 MANTEY HTS DR TAX SCHEDULE NO. 2945 121 06005
 SUBDIVISION MANTEY HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 600 4
 (1) OWNER CARL & MARIA NOBLE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 120 MANTEY HTS DR
 (1) TELEPHONE 281-5100 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS RESIDENTIAL
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: ENLARGING
 (2) TELEPHONE _____ BATHROOM

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions INTERIOR WORK ONLY
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 28

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 JUNE 30 1994
 Department Approval [Signature] Date 6-30-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO Y W/O No. 3017-2380-11-2
 Utility Accounting [Signature] Date 6-30-94

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

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