

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 56174

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

JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 104 Mantay Heights DR. TAX SCHEDULE NO. 2945-121-04-006
 SUBDIVISION Mantay Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2989
 FILING _____ BLK _____ LOT 41, 42, 49, 50 SQ. FT. OF EXISTING BLDG(S) none
 (1) OWNER Gene C. Taylor NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 633 Fletcher Ln.
 (1) TELEPHONE 970-245-6131 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Tony S Taylor USE OF EXISTING BLDGS none
 (2) ADDRESS 105 Mantay Heights Dr. DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE 970-243-7034 home construction

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 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions 4 LOTS AND VACATED ALLEY
 Maximum Height 32' TO BE RE-EXAMINED BY JUNE 1, 1996, SHOWS
 CENS.T. 6 T.ZONE 28 ANNEX# _____ NEW SUBDIVISION

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).

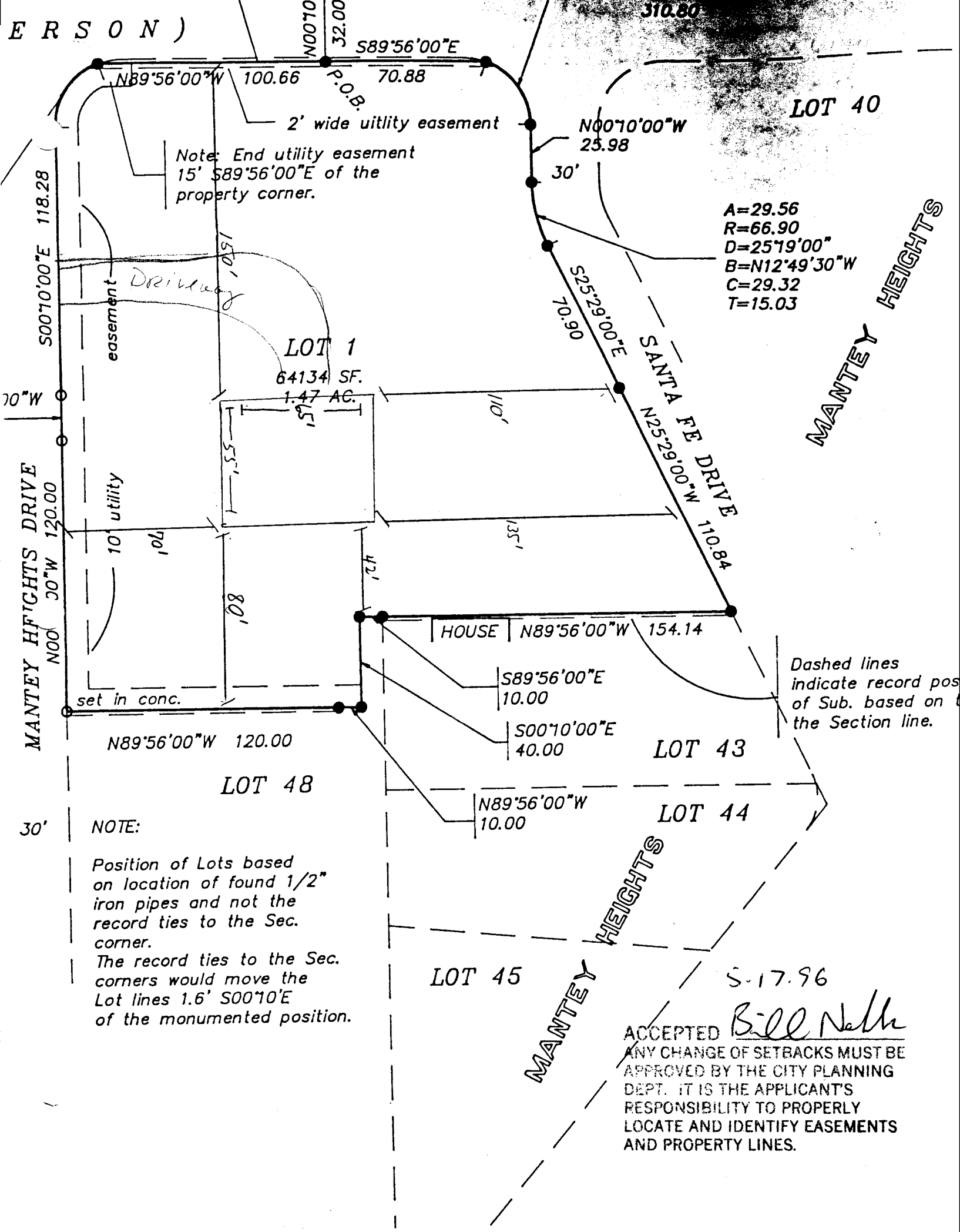
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Tony S Taylor Date 5-16-96
 Department Approval Bill Nebel Date 5-17-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9213
 Utility Accounting C Richardson Date 5/17/96

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)

PERSON)



Note: End utility easement
15' S89°56'00"E of the
property corner.

A=29.56
R=66.90
D=2579'00"
B=N12'49'30"W
C=29.32
T=15.03

LOT 40

LOT 1

64134 SF.
1.47 AC.

HOUSE N89°56'00"W 154.14

LOT 43

LOT 48

LOT 44

LOT 45

Dashed lines
indicate record pos
of Sub. based on
the Section line.

NOTE:

Position of Lots based
on location of found 1/2"
iron pipes and not the
record ties to the Sec.
corner.
The record ties to the Sec.
corners would move the
Lot lines 1.6' S00°10'E
of the monumented position.

ACCEPTED Bill Neth
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.

MANTEY HEIGHTS

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