

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58187

Soil Impact Fee - \$292⁰⁰

PLANNING CLEARANCE

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

L. Subcamp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2210 Mescalero</u>	TAX SCHEDULE NO.	<u>2945-183-00-039</u>
SUBDIVISION	<u>Trails West</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1803</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>2</u>		SQ. FT. OF EXISTING BLDG(S)	<u>—</u>
(1) OWNER	<u>DAVID H Hasty</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) ADDRESS	<u>433 N. 7th</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) TELEPHONE	<u>243-5044</u>	USE OF EXISTING BLDGS	<u>N/A</u>
(2) APPLICANT	<u>Bradley S. Harrell</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Single Family Residence</u>
(2) ADDRESS	<u>P.O. Box 3648</u>		
(2) TELEPHONE	<u>(970) 243-8150</u>		

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	<u>RSF-4</u>	Maximum coverage of lot by structures	<u>35%</u>
SETBACKS: Front	<u>23'</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>7'</u> from PL		
Rear	<u>30'</u> from PL		
Maximum Height	<u>32'</u>	CENSUS TRACT	<u>1401</u>
		TRAFFIC ZONE	<u>63</u>

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	<u>[Signature]</u>	Date	<u>11-8-96</u>
Department Approval	<u>[Signature]</u>	Date	<u>11-14-96</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9656

Utility Accounting [Signature] Date 11-14-96

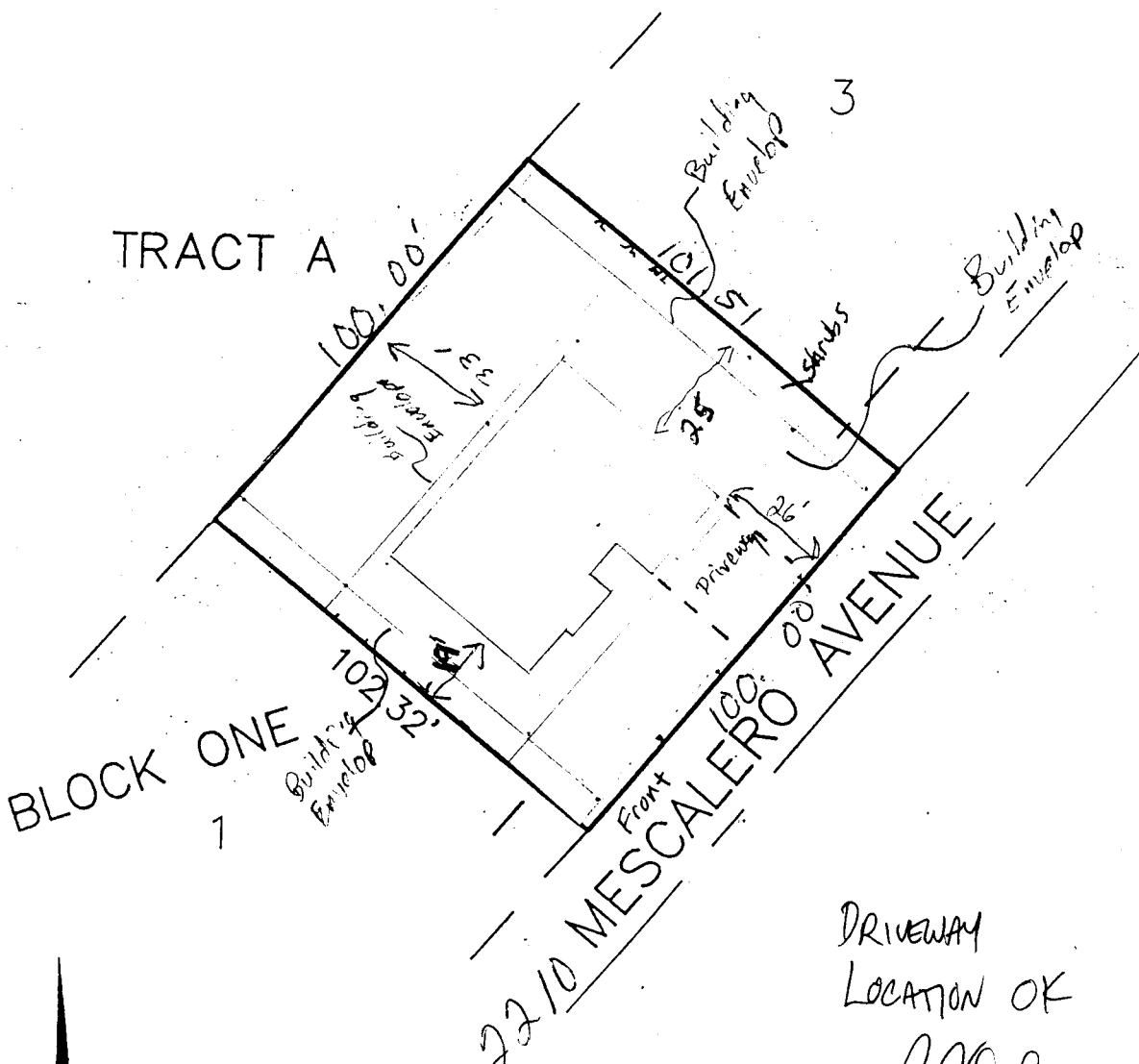
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

PLOT PLAN

RAILS WEST VILLAGE, No. 1

LOT 2, BLOCK 1



ACCEPTED *Ronnie* 11/14/96
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.

DRIVEWAY
LOCATION OK

J. Walsh
11-8-96

JOB No. 95182

SCALE: 1" = 40'

LANDesign

ENGINEERS * SURVEYORS * PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180