

FEE \$ 10<sup>00</sup>  
TCP \$ A

BLDG PERMIT NO. 58446

Schump #292<sup>00</sup>

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

Schump

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2225 Mescalero TAX SCHEDULE NO. 2945-183-00-039  
SUBDIVISION Trails west SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1924  
FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A  
Current 3  
(1) OWNER Darin & Cris Bogs NO. OF DWELLING UNITS  
Current 376 1/2 E Valley Circle BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2225 Mescalero  
(1) TELEPHONE (970) 243-4389 NO. OF BLDGS ON PARCEL  
Bemis & Harrell BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Bruce S Harrell Constructors USE OF EXISTING BLDGS N/A  
(2) ADDRESS P.O. Box 3648 DESCRIPTION OF WORK AND INTENDED USE:  
3738 Single Family Residence  
(2) TELEPHONE (970) 243-8150

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-4 Maximum coverage of lot by structures 35%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
of (45) from center of ROW, whichever is greater Special Conditions Front setback is  
Side 7' from PL Rear 30' from PL 23' from property line.  
Maximum Height 32' CENSUS TRACT 1401 TRAFFIC ZONE 103

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 11-8-96

Department Approval [Signature] Date 11/27/96

Additional water and/or sewer tap fee(s) are required: YES X NO      W/O No. 9623

Utility Accounting [Signature] Date 11/27/96

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)

