

FEE \$	10 ⁻
TCP \$	500 ⁻

BLDG PERMIT NO. 56079

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 123 Santafe TAX SCHEDULE NO. 294307205006

SUBDIVISION mantcy Heights - Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000

FILING BLK LOT 10 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER ALAN ROE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2673 Delmar Dr NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 260-1606 USE OF EXISTING BLDGS —

(2) APPLICANT ALAN ROE DESCRIPTION OF WORK AND INTENDED USE: new home

(2) ADDRESS 2673 Delmar Dr

(2) TELEPHONE 260-1606

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 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' 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 5/7/96

Department Approval Ronnie Edwards Date 5/13/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9199

Utility Accounting Miller Fowler Date 5-13-96

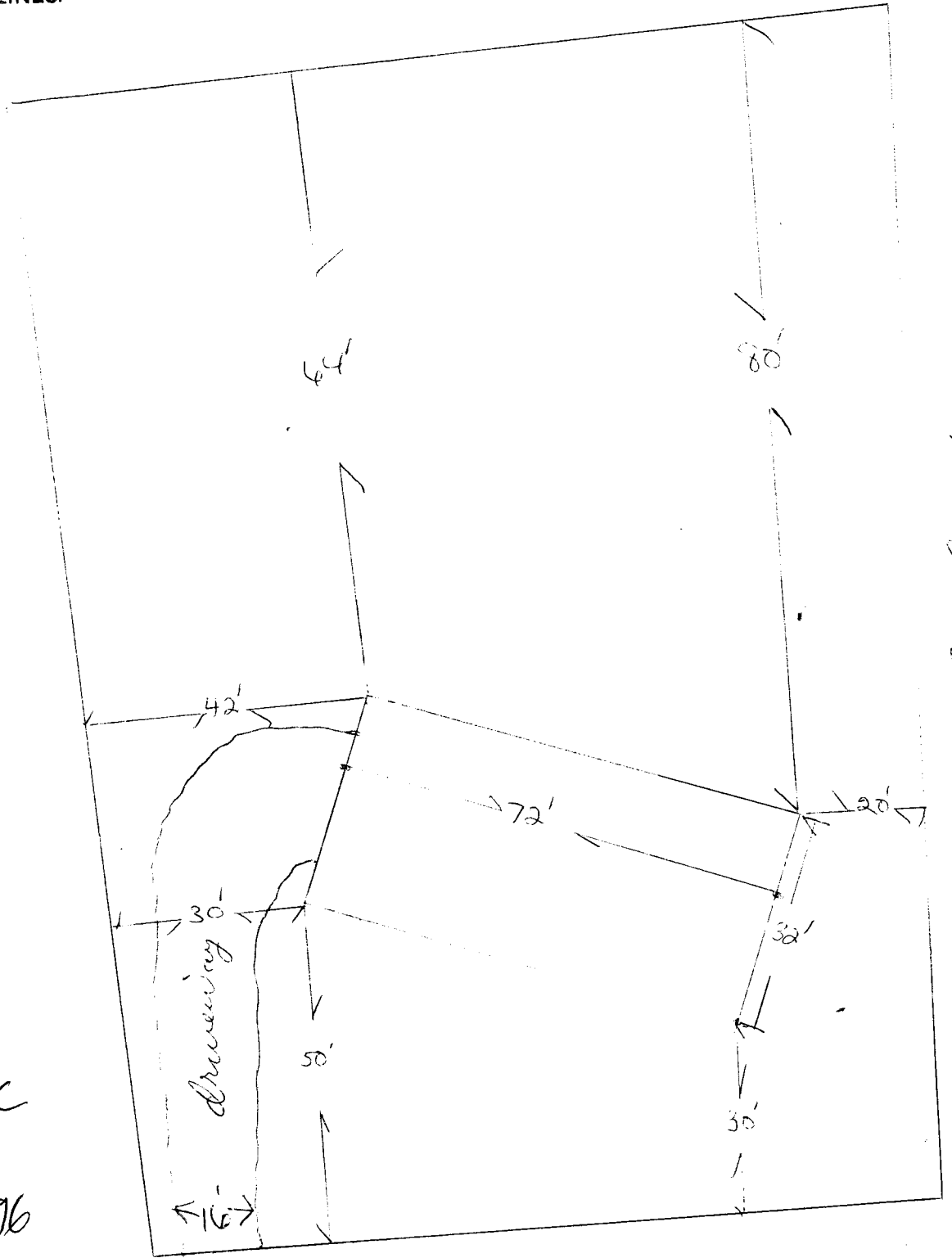
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED

Ronnie 5/13/96

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. [Signature]
5-7-96

corner lot

(123) Santa Fe Drive
Front

Lot 10

Rio Grande Dr.