FEE $ 10.—
TCP $ 0.—
SIF $ 292.—

BLDG PERMIT NO. 102513

10—
292—
1,000—
750
$ 2,052— total fees

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

Tap fees — $1,000 sewer ext.
$750 PIF

BLDG ADDRESS 404 Altamira Ct   TAX SCHEDULE NO. 2945-183-02-002

SUBDIVISION Trails West Village   SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 ±

FILING 2 BLK 1 LOT 9   SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Rob + Stephanie Award   NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS PO Box 3048, GJ

NO. OF BLDGS ON PARCEL
(1) TELEPHONE 241-8180   BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Bradly Harrell Harrell Const   USE OF EXISTING BLDGS —

(2) ADDRESS same   DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 243-3738
248-0177

REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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
or 45' from center of ROW, whichever is greater

Special Conditions —

Side 7' from PL   Rear 30' from PL

Maximum Height 32'   CENSUS 1401 TRAFFIC 163 ANNX#

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 _____   Date 10-20-97

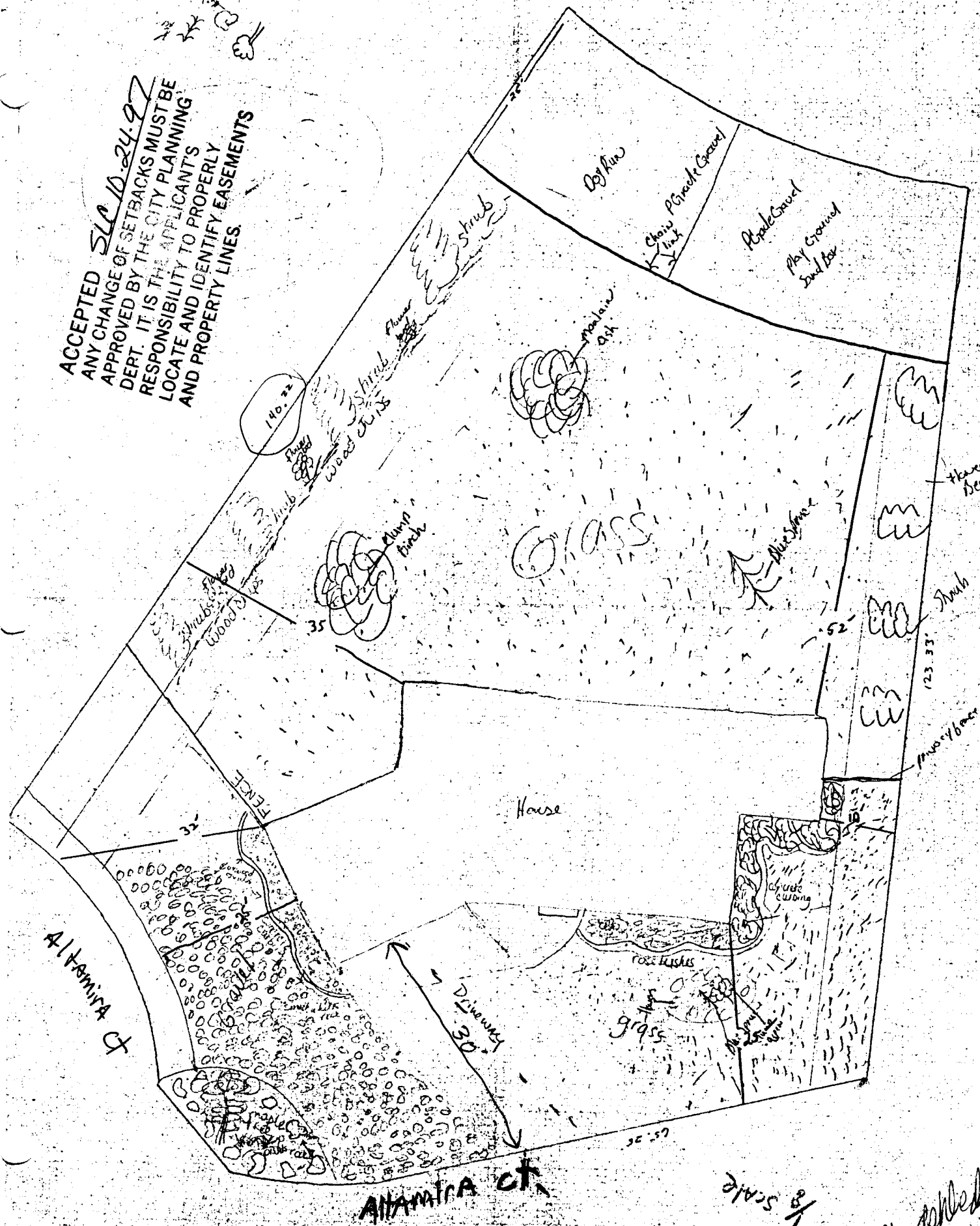Department Approval _____   Date 10-24-97

Additional water and/or sewer tap fee(s) are required: YES ✓ NO ___ W/O No. 10656

Utility Accounting _____   Date 10-24-97

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)*

Dog Run

Chain Link   P Grade Gravel

P Grade Gravel

Play Ground Sand Box

shrub

flower

shrub

Wood chips

140.22

Flower bed

Shrubs flower wood chips

Mordaine Ash

Grass

clump bench

Blue Spruce

Honey bell

Shrub

123.33'

wood 4 fence

35

52

FENCE

32

House

shrub edging

10

Rose bushes

Blue spruce 25 ft

grass

Driveway 30'

Altamira ct

36.57

Altamira ct.

1/8" Scale

DRIVEWAY LOCATION OK   10/21/97