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|--------|-------|
| FEE \$ | 10.5  |
| TCP \$ | 500.- |
| SIF \$ | —     |



BLDG PERMIT NO. 12380

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

BLDG ADDRESS 4125 ANASAZI COURT TAX SCHEDULE NO. 2945-011-76-012  
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2481 # MAIN 810 # Garage  
 FILING 1 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER STEVEN R. LEE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 202 CHIPETA AVE.  
 (1) TELEPHONE 970-245-3343 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT STEVEN LEE USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 202 CHIPETA AVE. DESCRIPTION OF WORK AND INTENDED USE: SFR  
 (2) TELEPHONE 970-245-3343

**REQUIRED: One plot plan, on 8 1/2" 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 PR-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Steven Lee Date 10-8-97  
 Department Approval Senta Costello Date 10-10-97  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10616  
 Utility Accounting Chauhan Date 10-10-97

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)

CITY STDS. REQUIRE 10'  
FROM EDGE OF DRIVEWAY  
TO # AT THE STREET.

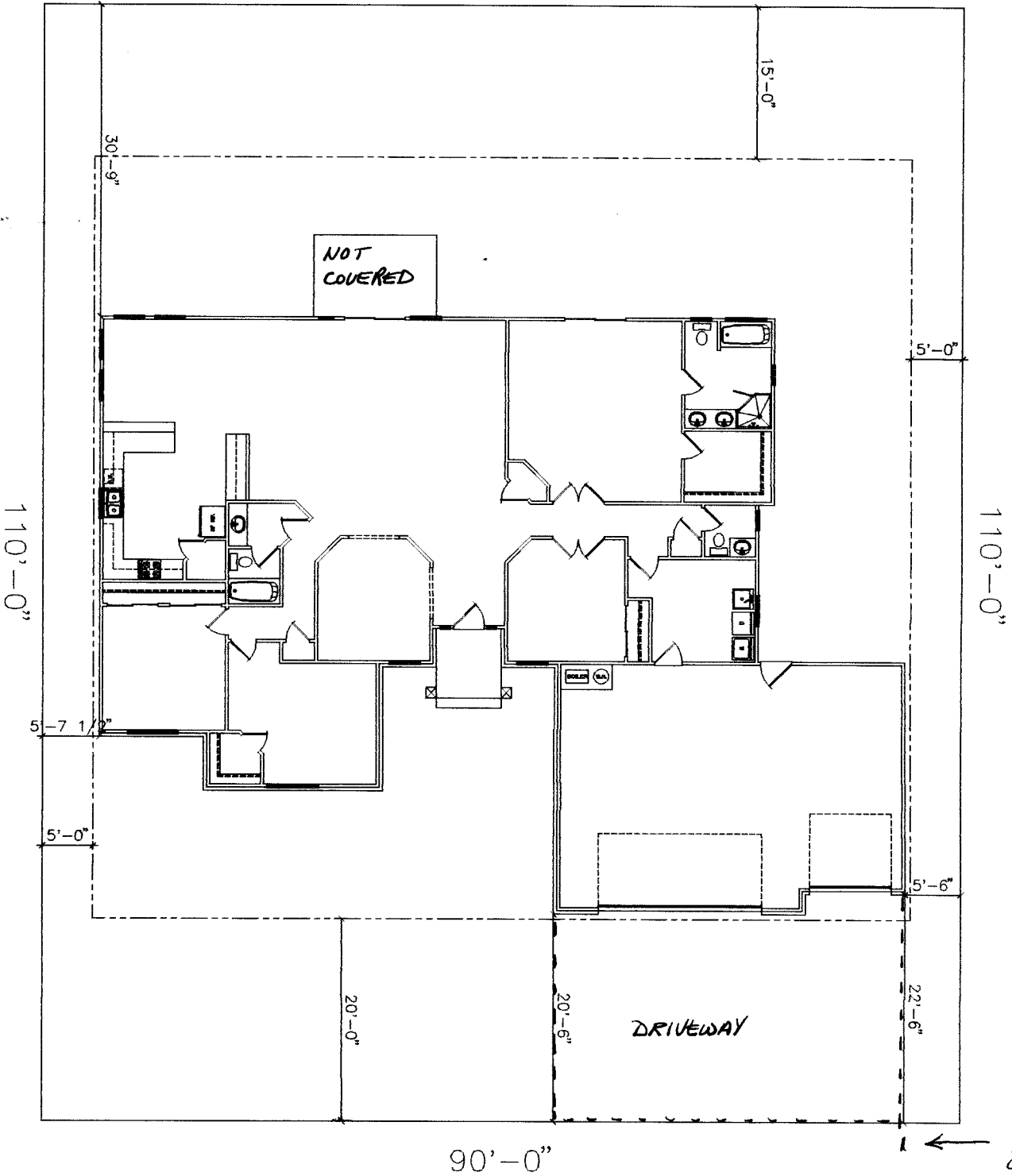
IS DRIVEWAY IN AT  
4175 ANASAZI? IF IT IS  
IS MORE THAN 14'-6"

FROM THIS PROPOSED DRIVE

O.K. OTHERWISE MODIFY  
DRIVEWAY CONFIGURATION

PERRE

90'-0"



LOT 12, BLOCK 2  
VISTA DEL NORTE

100'± to edge  
of adjacent  
properties

ANASAZI COURT

ACCEPTED SLC 10-10-97  
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.

1/25 ANASAZI COURT  
E.E. HOMES INC. BUILDER

SETBACKS  
5' SIDE  
15' BACK  
20' FRONT