

FEE \$	10 ⁺
TCP \$	500 ⁻
SIF \$	0



BLDG PERMIT NO. 60955

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

BLDG ADDRESS 4175 ANASAZI CT. TAX SCHEDULE NO. 2945-011-76-013
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2449
 FILING 1 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) — 0 —
 (1) OWNER STEVEN 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 NEW HOME
 (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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____
 CENSUS 10 TRAFFIC 21 ANN# _____

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 6-23-97

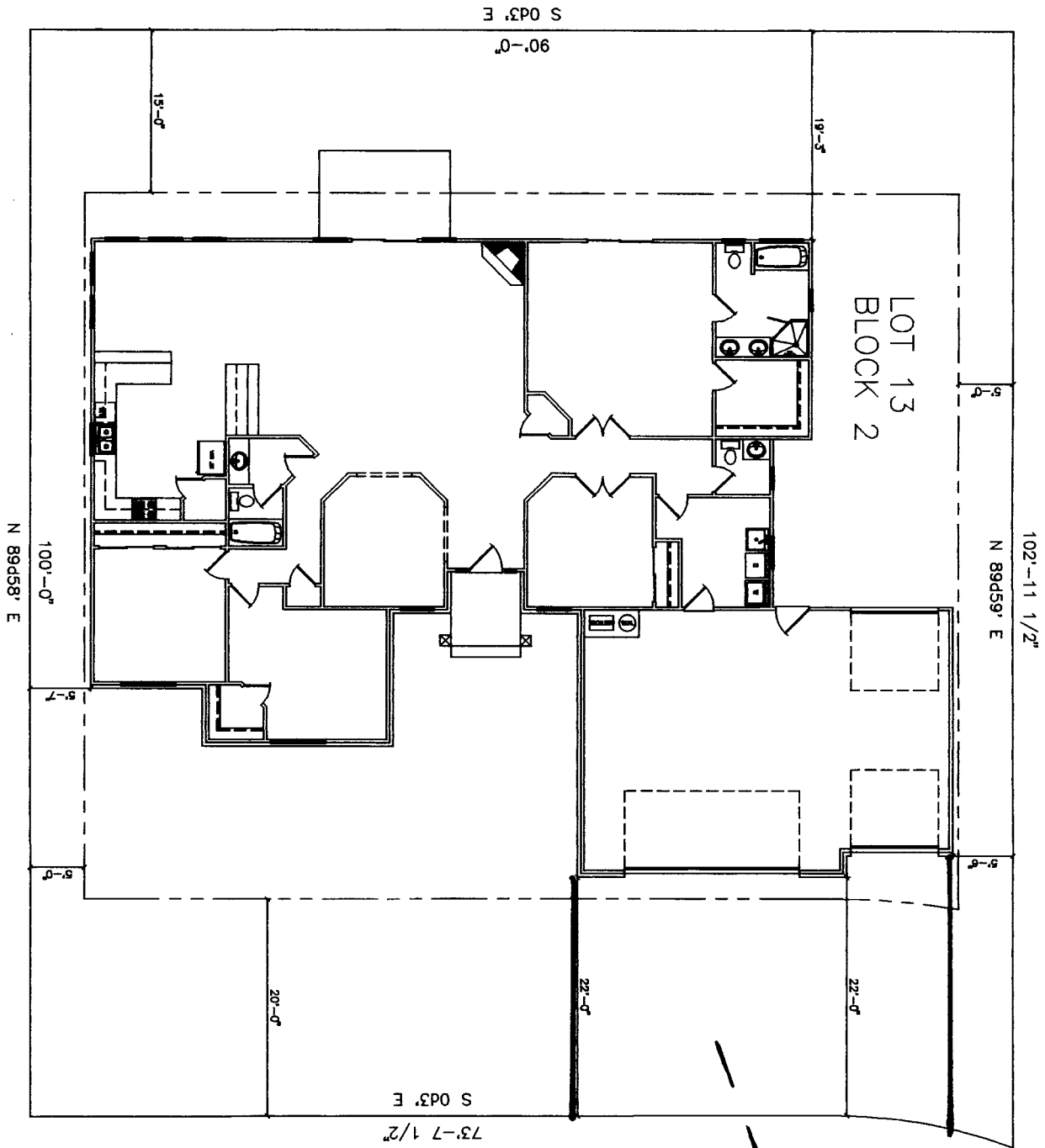
Department Approval Lucrecia Castella Date 6-25-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10312

Utility Accounting Richard Brown Date 6-25-97

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)



ACCEPTED SLC 6/25/97
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
) PROPERTY LINES.

ANASAZI COURT

DRIVEWAY

DRIVEWAY LOCATION
 O.K.
 W. Dahlbeck
 6/23/97

4175 ANASAZI Ct.
 LOT 13 BLK 2 - VISTA DEL NORTE