

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 62776

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2517 Antero Ct TAX SCHEDULE NO. 2945-222-05-013

SUBDIVISION Heathridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION ---

FILING --- BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER Ed Chamberlin NO. OF DWELLING UNITS
 BEFORE: + AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2520 Snowmass NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 243-9355 (H) 242-6804 (W)

(2) APPLICANT Alvare USE OF EXISTING BLDGS Residence, Shop, pool house

(2) ADDRESS --- DESCRIPTION OF WORK AND INTENDED USE: Fences

(2) TELEPHONE --- 68' x 30' long (see plan) (over 6')

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 RSF-4 Maximum coverage of lot by structures 3570

SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater
 Parking Req't ---

Side 3' from PL Rear 10' from PL
 Special Conditions ACCO

Maximum Height 32'

CENSUS 19 TRAFFIC 95 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 [Signature] Date 11/4/97

Department Approval [Signature] Date 11-4-97

Additional water and/or sewer tap fee(s) are required: YES --- NO ✓ W/O No. 82807

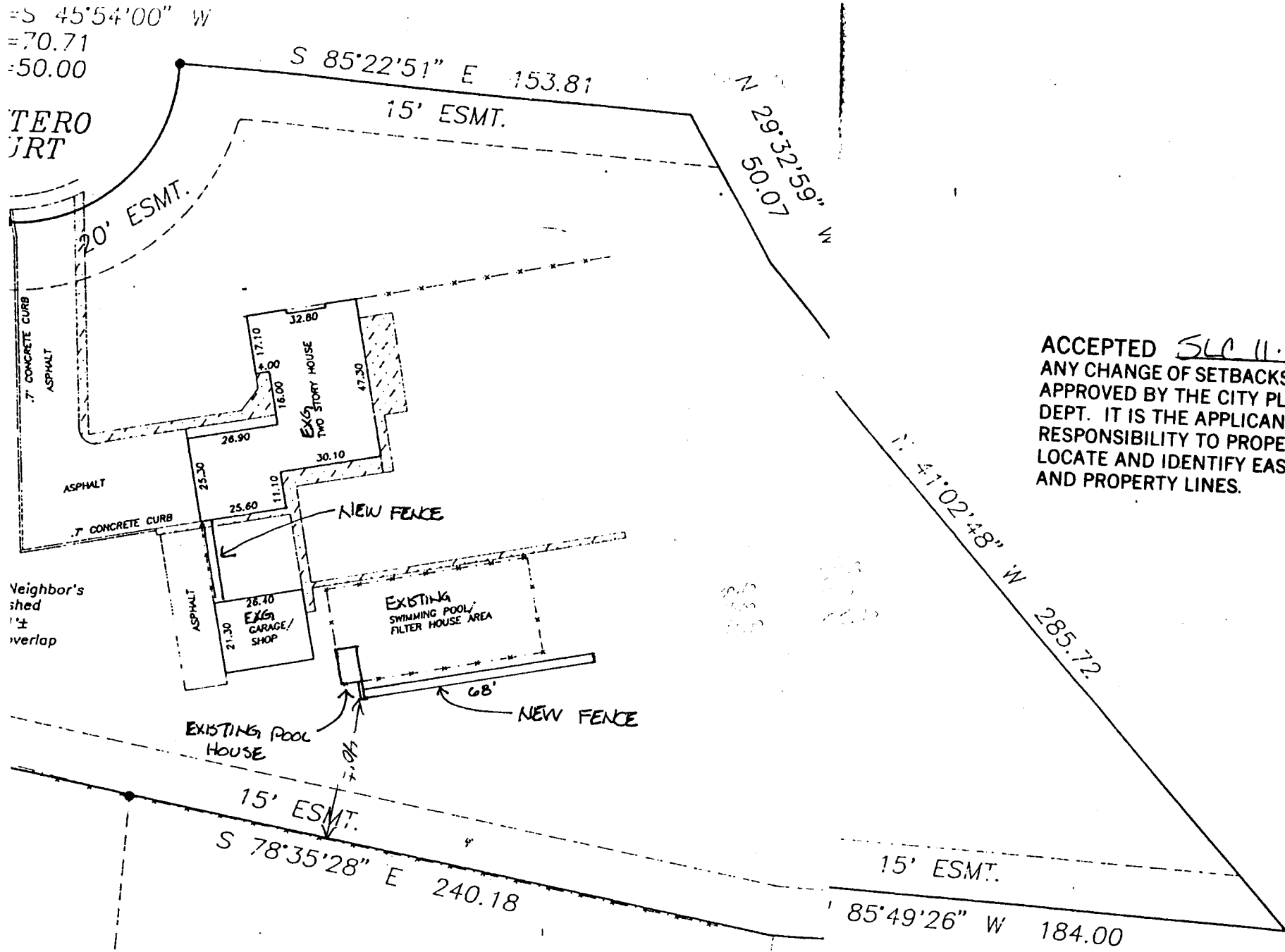
Utility Accounting [Signature] Date 11-4-97

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)

=S 45°54'00" W
=70.71
=50.00

TERO
JRT



ACCEPTED SLC 11.4.97
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.

Neighbor's
shed
1'±
overlap

2517 Antero

IMPROVEMENT LOCATION CERT.

I hereby certify that this imp.
for NORWEST MORTGAGE
based on monuments as show
establishment of fence, buildin
further certify that the lines