

FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>



BLDG PERMIT NO. 102544

### PLANNING CLEARANCE

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

21750-13840

BLDG ADDRESS 2308 HACIENDA ST TAX SCHEDULE NO. A2945-083-10-003

SUBDIVISION VISTA VILLA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336

FILING BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 2800

(1) OWNER GEORGE EBERT NO. OF DWELLING UNITS  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2308A HACIENDA ST

(1) TELEPHONE 241-2780 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT GEORGE EBERT USE OF EXISTING BLDGS DUPLEX RESIDENTIAL

(2) ADDRESS 2308<sup>A</sup> HACIENDA ST DESCRIPTION OF WORK AND INTENDED USE: Convert patio

(2) TELEPHONE 241-2780 CARPORT & STORAGE

**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 ~~PR3.5~~ PR3.5

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear ~~10'~~ 10' from PL

Special Conditions \_\_\_\_\_

Maximum Height 35'

CENSUS 1401 TRAFFIC 91 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 George Ebert Date 10-21-97

Department Approval Lucretia L. Castello Date 10-21-97

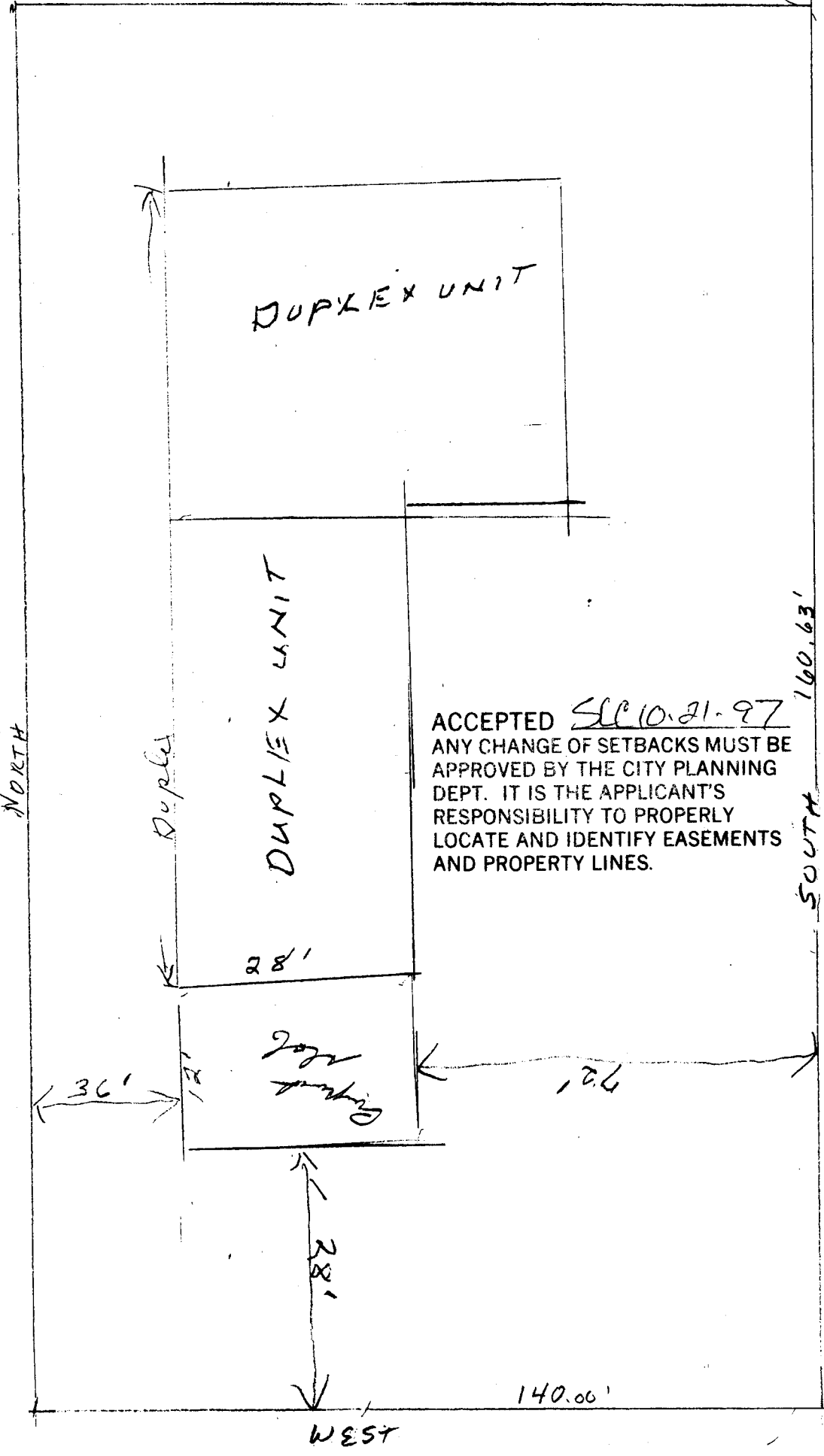
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting Jessie Shaper Date 10/21/97

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)

EAST



Hacienda Street LOT 3 BLK 1 VISTA VILLA SUBD.

GEORGE EBERT  
2308 HACIENDA ST.  
GRAND JCT., CO 81503