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SIF \$	—



BLDG PERMIT NO. 63203

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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Call when ready & check 11-24-97

BLDG ADDRESS 792 JORDANNA RD. TAX SCHEDULE NO. 2701-351-56-005

SUBDIVISION ALPINE MEADOWS II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER PAUL SPAT WOODWORTH NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3185 F 1/2 Rd.

(1) TELEPHONE 434-7637 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT PAUL WOODWORTH USE OF EXISTING BLDGS

(2) ADDRESS 3185 F 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT

(2) TELEPHONE 434-7637 SINGLE FAMILY RESIDENCE

REQUIRED: One plot plan, on 8 1/4" 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-4 Maximum coverage of lot by structures

SETBACKS: Front 20' from property line (PL) or ~~20'~~ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions

Maximum Height

CENSUS 16 TRAFFIC 13 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 [Signature] Date 11/24/97

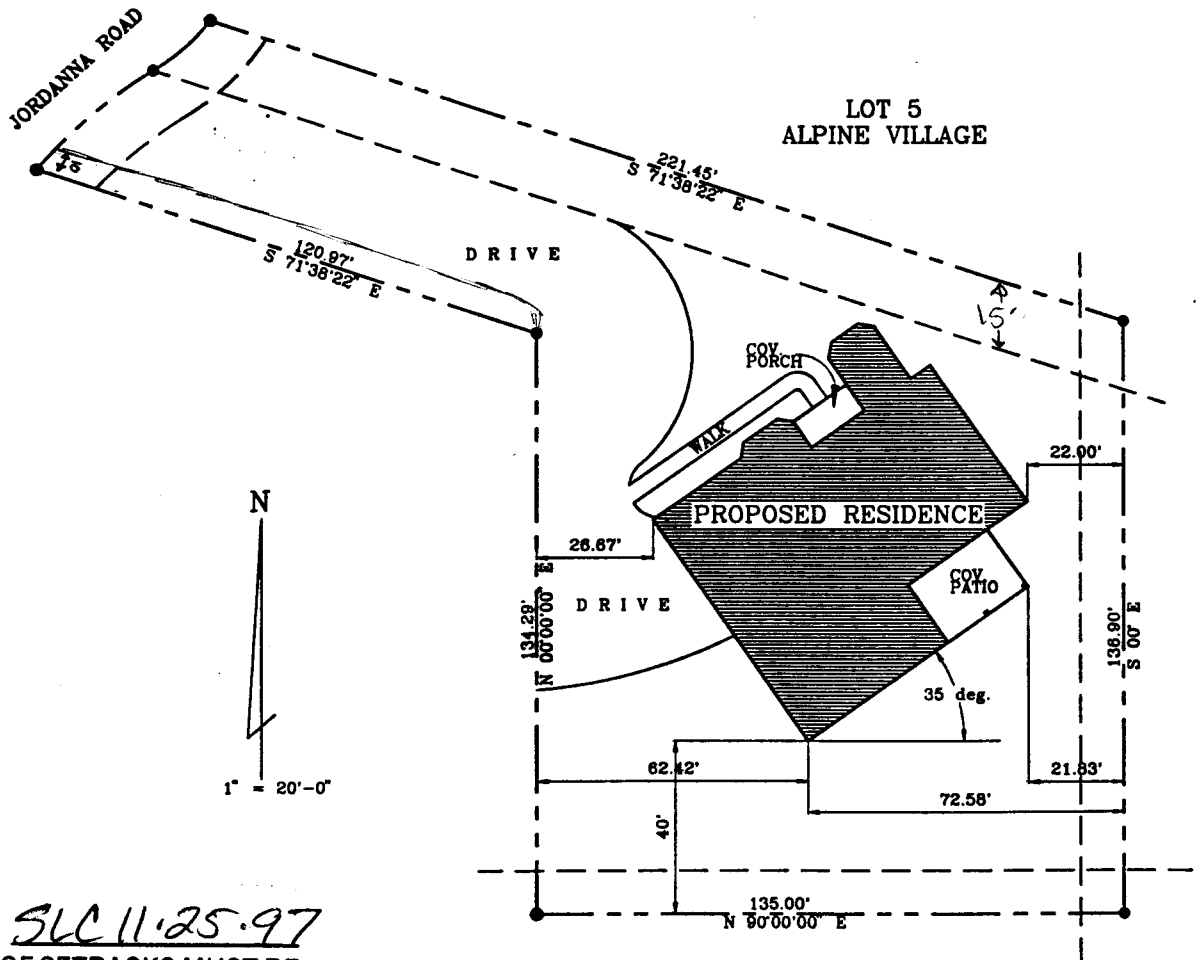
Department Approval [Signature] Date 11-25-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10734

Utility Accounting [Signature] Date 11/25/97

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 11.25.97
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVENWAY
 LOCATION OK.
 KC Ashlock
 11/29/97

RYAN	
BLUEPRINTING & DRAFTING SERVICES (305)899-0345	
WOODNORTH RESIDENCE	
SITE PLAN	
SCALE: 1"=20'	
DRAWN BY: TDE	
PS 1 OF 8	