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BLDG PERMIT NO. 04-002
2945-183-02-039

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

BLDG ADDRESS 2205 MESSING DR TAX SCHEDULE NO. 2945-183-02-039

SUBDIVISION Trails West #1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800

FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER LARSON / LARSON TRUST NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 761 Tulip DR

(1) TELEPHONE 245-9657 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TERRY LARSON USE OF EXISTING BLDGS RES

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Single

(2) TELEPHONE Same RES

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 R8F-4 Maximum coverage of lot by structures _____

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

Side 7' from PL Rear 30' from PL Special Conditions ACCO approval
required

Maximum Height _____ CENSUS 1401 TRAFFIC 63 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 [Signature] Date 9-8-97

Department Approval [Signature] Date 9-10-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #1054

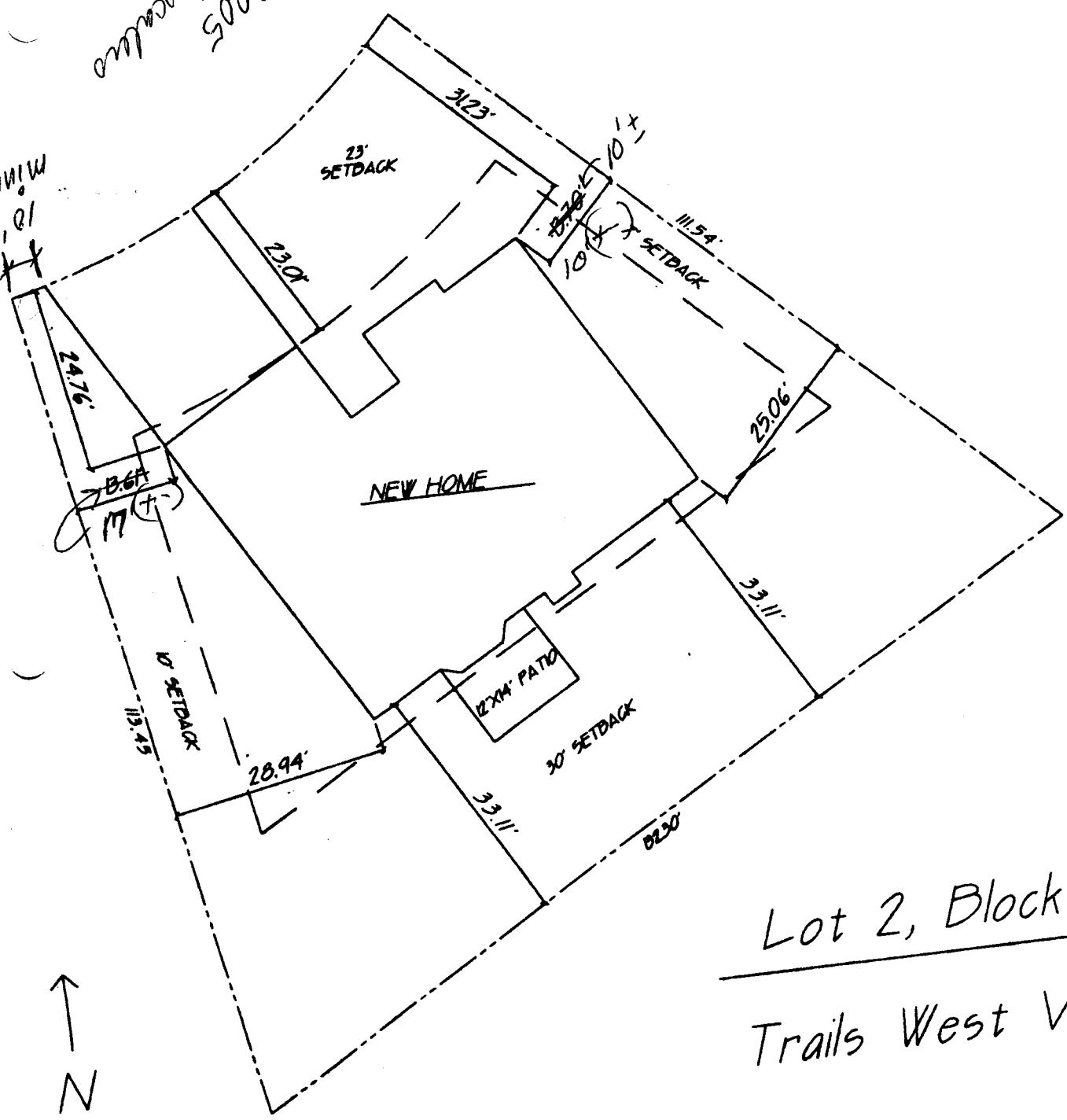
Utility Accounting [Signature] Date 9-11-97

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)

SCALE: 1/2" = 1'-0"

2005
Municipal
5000



Lot 2, Block 2
Trails West Village

ACCEPTED Ronnie 9/11/97 Site Plan

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. SCALE: 1" = 20.00'

DRIVEWAY LOCATION
O.K. De Ashford
9/11/97