

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	Pd



BLDG PERMIT NO. 61464

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



BLDG ADDRESS 2209 Mescalero Ave. TAX SCHEDULE NO. 2945-183-04-003

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2189

FILING one BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Haase & Associates NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 563 Village Way NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-8681 USE OF EXISTING BLDGS none

(2) APPLICANT Don Haase DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS Same (2) TELEPHONE Same single family residence

**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 35%

SETBACKS: Front 20 from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 1401 TRAFFIC 63 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 Don Haase Date Aug 5, 1997

Department Approval Antonia Costello Date 8-18-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10476

Utility Accounting Richard [Signature] Date 8-18-97

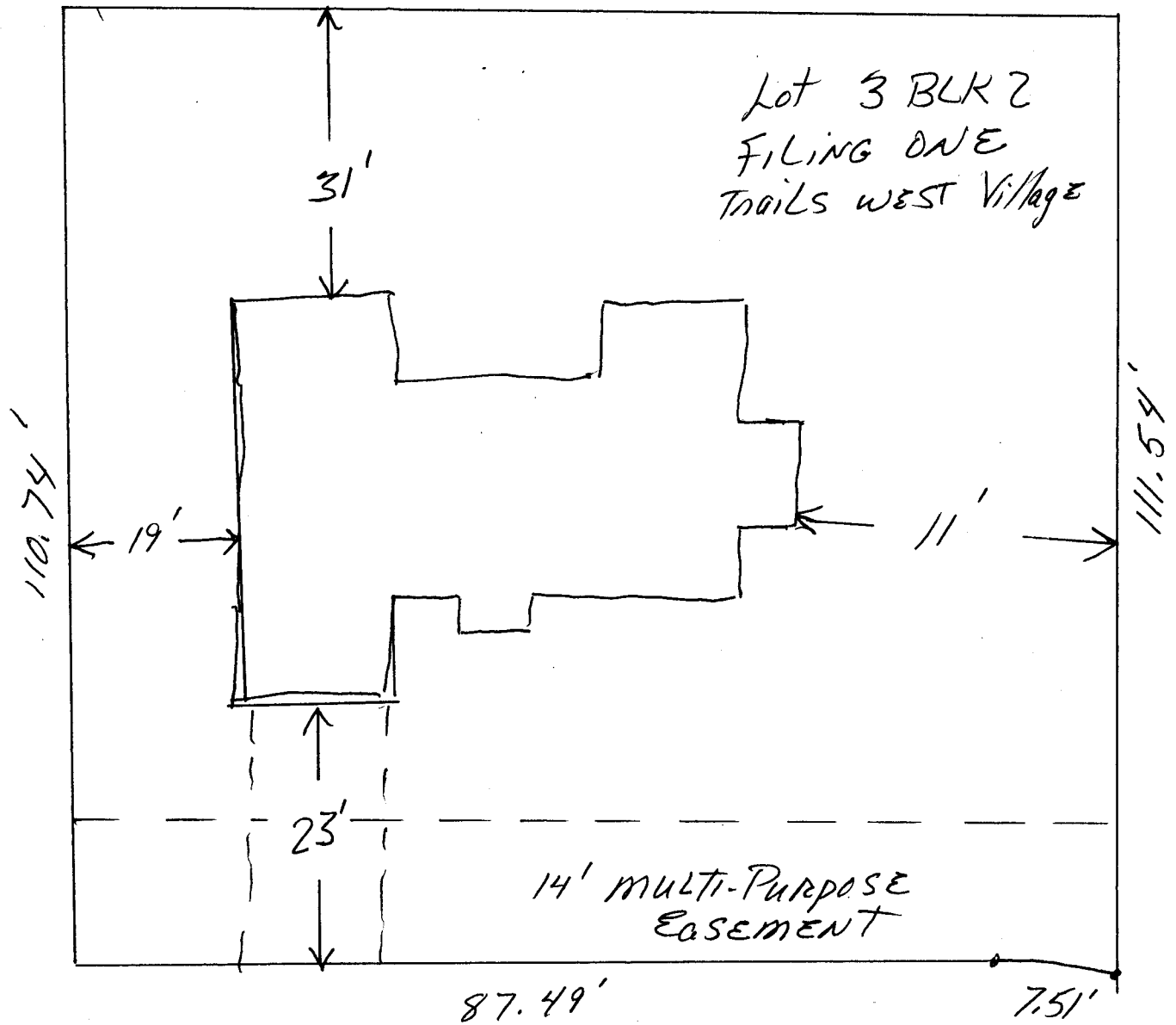
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Don Haase

dwg. not to scale

103.21'



MESCALERO AVE.

ACCEPTED SLP 8/18/97  
 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.

DRIVEWAY  
 LOCATION OK.  
 W. Ashlock 8/5/97