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BLDG PERMIT NO. 60669

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2213 Mescabero^{AVE} TAX SCHEDULE NO. 2945-183-04-004
 SUBDIVISION TRAILS West. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1785
 FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Jim Hall NO. OF DWELLING UNITS
THUNDER Mtn Bldgs BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 636 N Placer Ct
 (1) TELEPHONE 243-4267 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ NEW HOUSE

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 **PAID** Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 of 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions CM
 Maximum Height 32'
 CENSUS 1401 TRAFFIC 103 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).

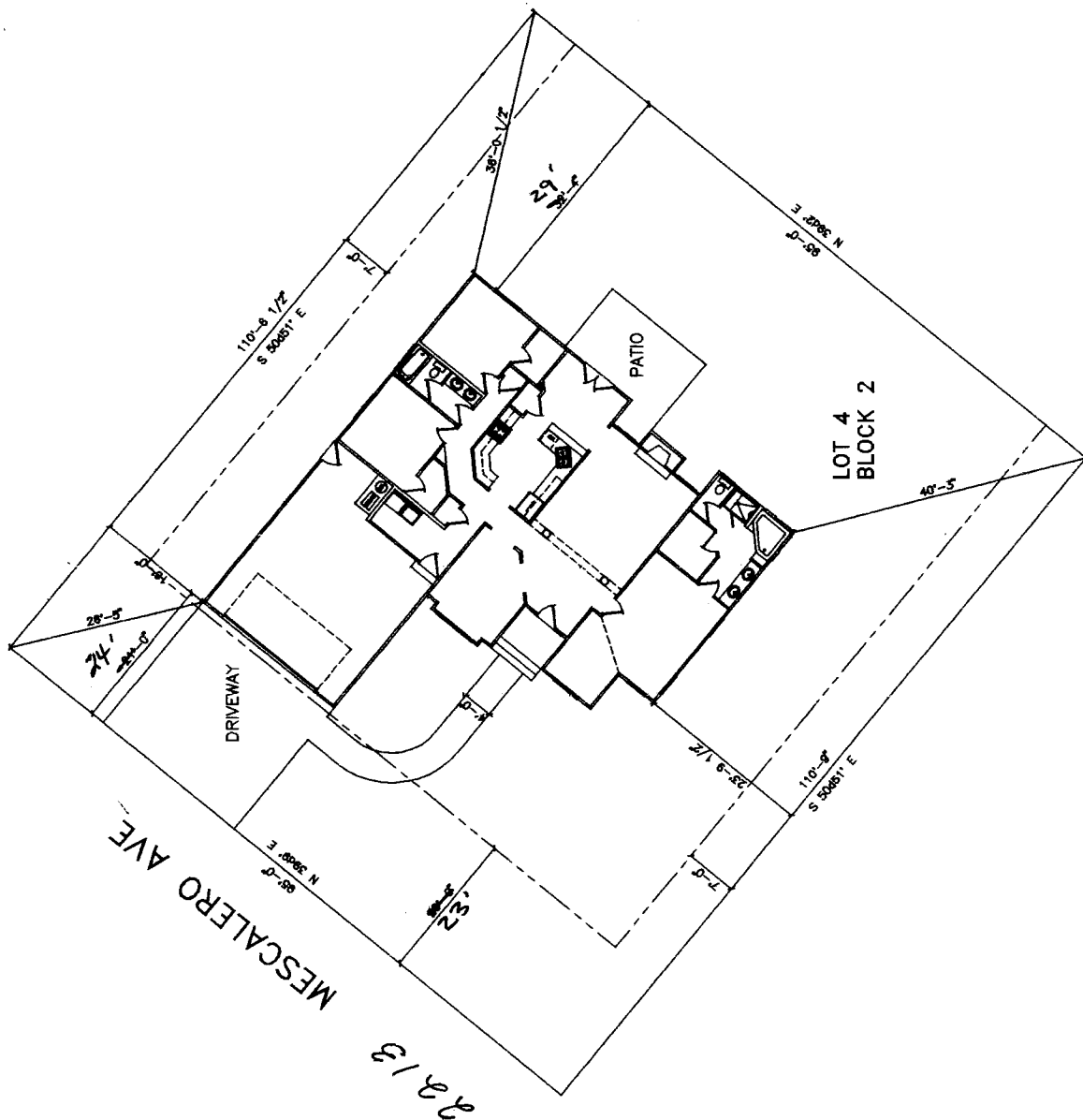
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Kathleen Hall Date 6/21/97
 Department Approval Santa J. Costello Date 6/4/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. W/O 80726
 Utility Accounting CM Cole Date 6/4/97

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)



PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

ACCEPTED SLC 6-4-97
 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.

DRIVEWAY
 LOCATION O.K.
 K. Ashbeck
 6/2/97

2213