

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 59435

BIF PA

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2216 Mescalero TAX SCHEDULE NO. 2945-183-00-039
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1714
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER LARRY & Sharon VAUGHAN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 450 West Scenic
 (1) TELEPHONE 241-0346 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bradley S. Howell USE OF EXISTING BLDGS None
 (2) ADDRESS P.O. Box 3648 DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) TELEPHONE (970) 243-3738 Family Residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 23' from property line (PL) Parking Req'mt 2
 or - from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 1401 TRAFFIC ZONE 63

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).

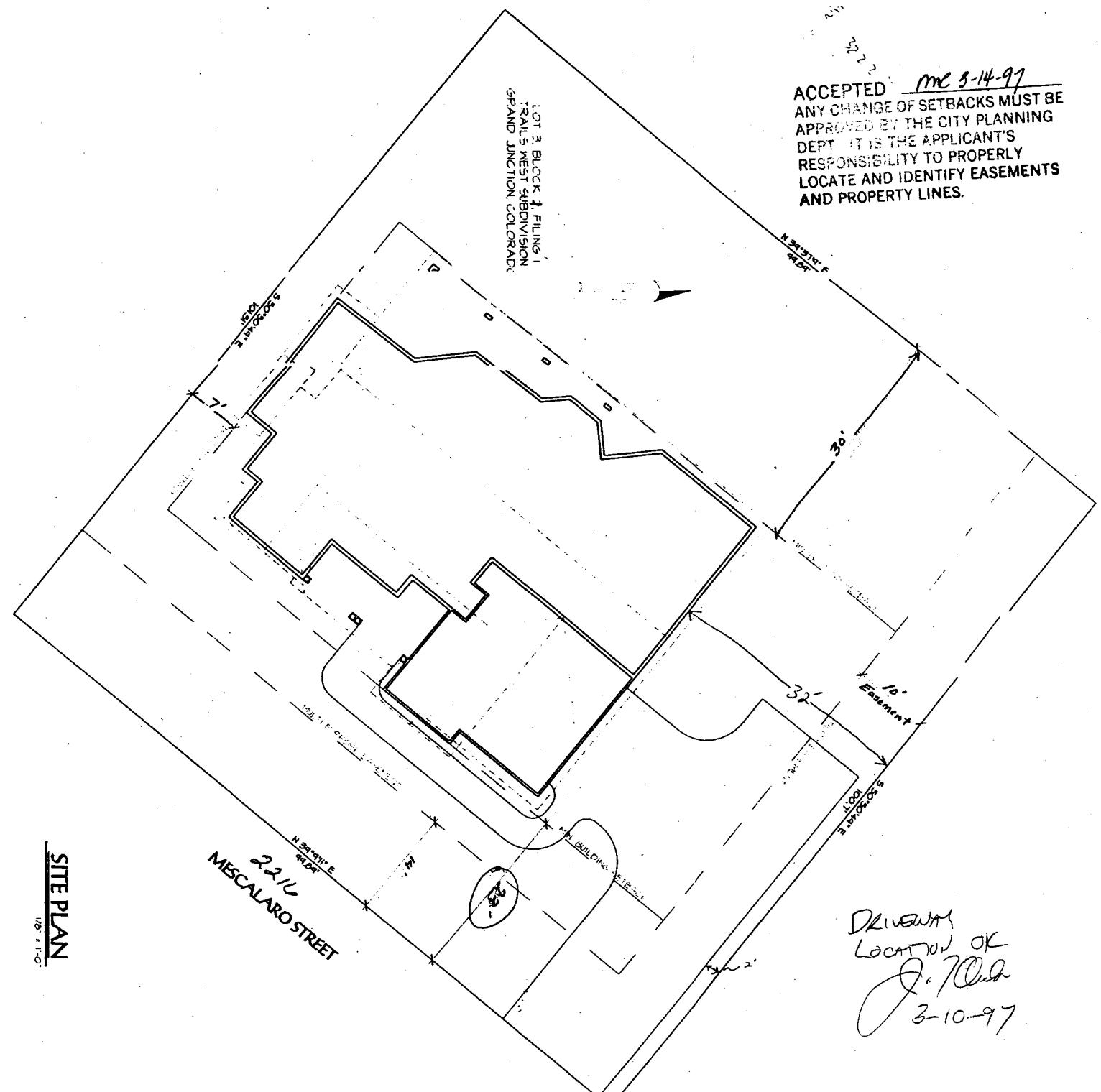
Applicant Signature [Signature] Date 3-10-97
 Department Approval [Signature] Date 3-14-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10029
 Utility Accounting [Signature] Date 3-28-97

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 *mc 3-14-97*
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.



SITE PLAN
1/8" = 1'-0"

DRIVEWAY
LOCATION OK
J. J. Clark
3-10-97