

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰

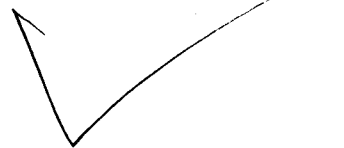


BLDG PERMIT NO. 60206

already Paid
(RSE)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2218 MESCALERA AVE TAX SCHEDULE NO. 2945-183-03-003

SUBDIVISION TRAILS WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2025

FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER MILESTONE CORP NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 2168 G.S.

(1) TELEPHONE 245 9814 NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: — THIS CONSTRUCTION

(2) APPLICANT JEFF WILKINSON USE OF EXISTING BLDGS —

(2) ADDRESS 515 B So. Broadway DESCRIPTION OF WORK AND INTENDED USE: S/F

(2) TELEPHONE 255-1376 Home

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 —

SETBACKS: Front 23' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt —

Side 7' from PL Rear 30' from PL Special Conditions EDGE OF DRIVEWAY MUST BE 10' FROM PROPERTY LINE

Maximum Height 32'

CENSUS — TRAFFIC — 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 5-5-97

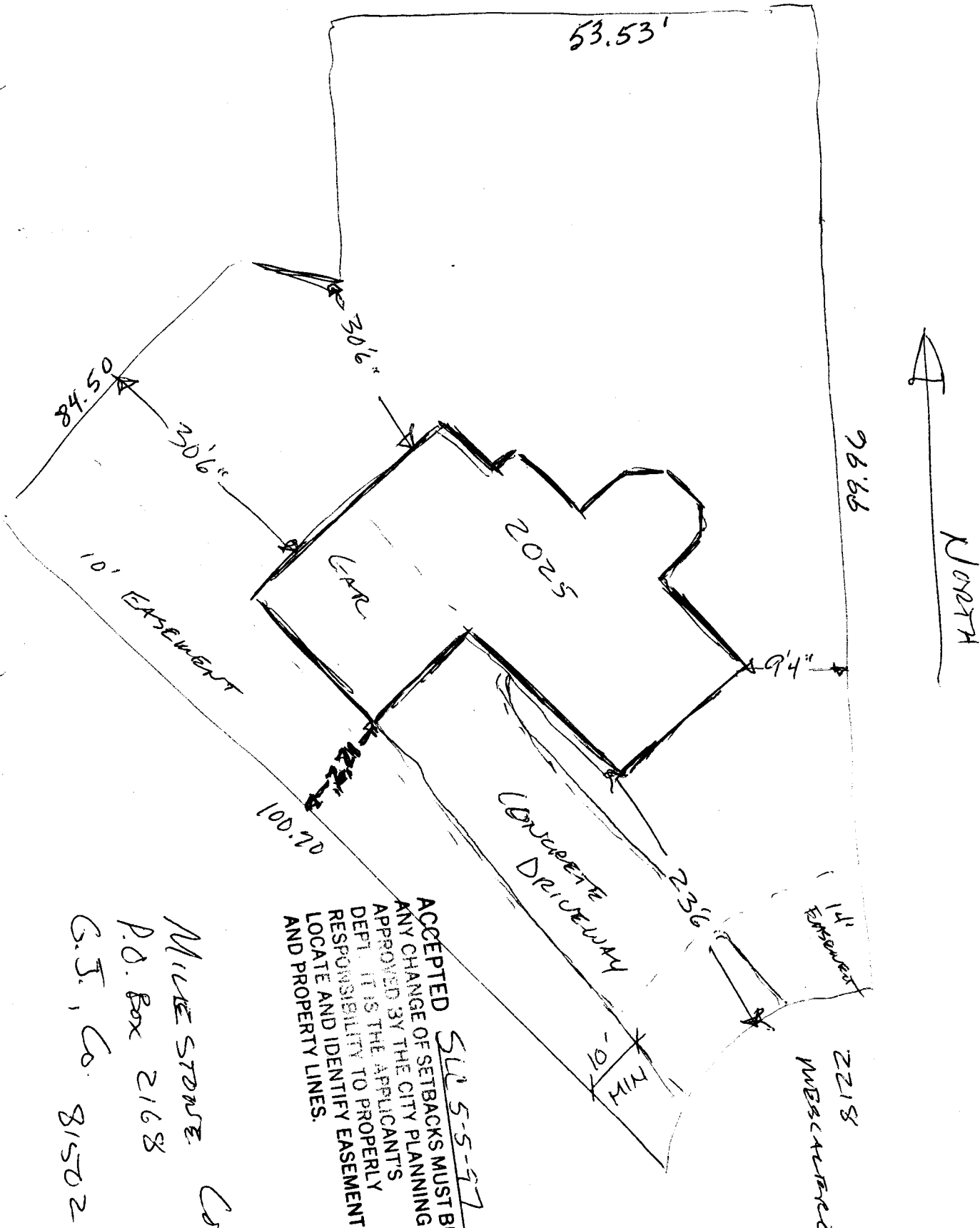
Department Approval [Signature] Date 5-5-97

Additional water and/or sewer tap fee(s) are required YES NO W/O No. 10138

Utility Accounting [Signature] Date 5-5-97

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 SLU 5-5-97
 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.

EDGE OF DRIVEWAY MUST BE A
 MINIMUM OF 10' FROM PROPERTY
 LINE. KL Ashbeck 5/1/97

970-255-1376
 245-9814

MILNE STONE CRP.
 P.O. Box 2168
 G.I., Co. 81502