

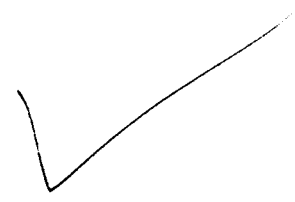
FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 54703

SIF - PD by title company
rect. # 5080

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2220 Mescalero TAX SCHEDULE NO. 2945-183-00039
SUBDIVISION Trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2346
FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Bradley S. Harrell NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. Box 3648 Grand Jct. Co. #1502 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE (970) 434-8783
(2) APPLICANT Bradley S. Harrell USE OF EXISTING BLDGS None
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Single
(2) TELEPHONE (970) 243-8150 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 _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
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).

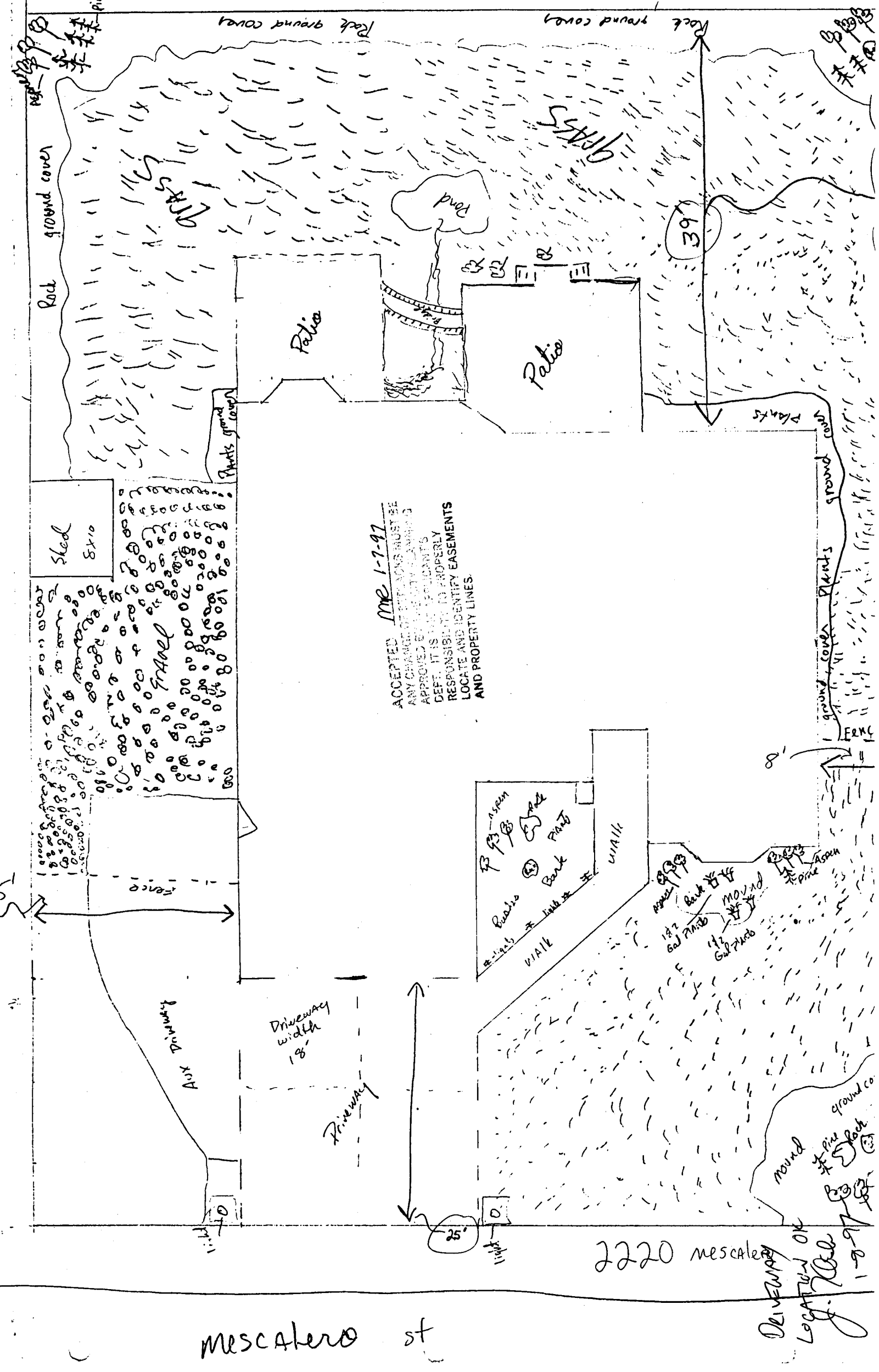
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Bradley S. Harrell Date 1-7-97
Department Approval Marcia Babideaux Date 1-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9789
Utility Accounting Tracy Shupe Date 1/8/97

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 ME 1-7-97
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Mescalero st

2220 Mescalero
 DRIVEWAY OR
 LOCATION OF
 Log. K. K. K. 1-7-97