

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 59353

*will be refunded*

*SIF 292.00*

### PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2221 Mescalero TAX SCHEDULE NO. 2945-183 04-006

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1841

FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Chris Kandrick NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 231 W Fallen Fork Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-8987 USE OF EXISTING BLDGS Single Family Res

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

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ new home -

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) or 45' from center of ROW, whichever is greater Parking Req'tmt \_\_\_\_\_

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 \_\_\_\_\_ Date 3-4-97

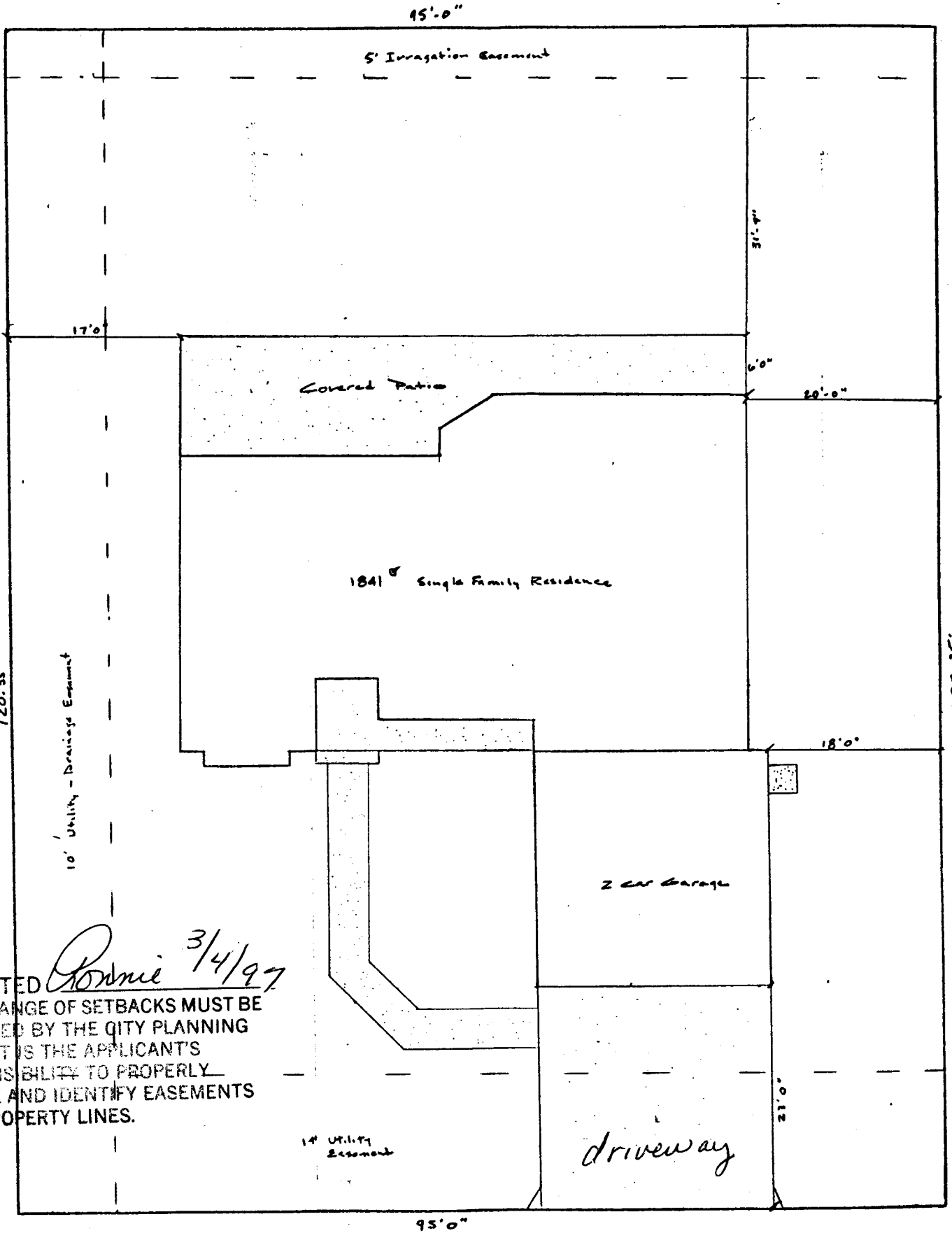
Department Approval 379 Ronnie Edwards Date 3-4-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9941

Utility Accounting Chad Hansen Date 3-4-97

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)



ACCEPTED *Ronnie* 3/4/97  
 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.

2221 MESCALERO St.

FRONT

DRIVEWAY LOCATION OK  
*J. Wilo*  
 3-3-97