FEE $ ~~10~~ ⁰⁰

TCP $ —0—

SIF 292⁰⁰ (pd)

BLDG PERMIT NO. *59484*

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department
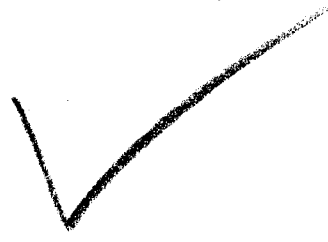
☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS *2224 Mescalero AV*   TAX SCHEDULE NO. *2945-183-00-039*

SUBDIVISION *Trail West*   SQ. FT. OF PROPOSED BLDG(S)/ADDITION *1920*

FILING *1* BLK *1* LOT *6*   SQ. FT. OF EXISTING BLDG(S) *N/A*

(1) OWNER *Concept Builder LLC*   NO. OF DWELLING UNITS

(1) ADDRESS *2641 Chestnut Dr. 81506*   BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE *(250-0303) (241-1050)*   NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT *Don Hickman*   USE OF EXISTING BLDGS _____

(2) ADDRESS *SAME*   DESCRIPTION OF WORK AND INTENDED USE: _____

(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)   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 _____   Date *3-18-97*

Department Approval *Marcia Rubenauf*   Date *3-18-97*

Additional water and/or sewer tap fee(s) are required: YES *✓* NO ____ W/O No. *9940*

Utility Accounting _____   Date *3-18-97*

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)

2224 Mescalero AV   E $\longleftrightarrow$ W

24 FT

←10 →

8 FT

2224 Mescalero

S
↑
↓
N
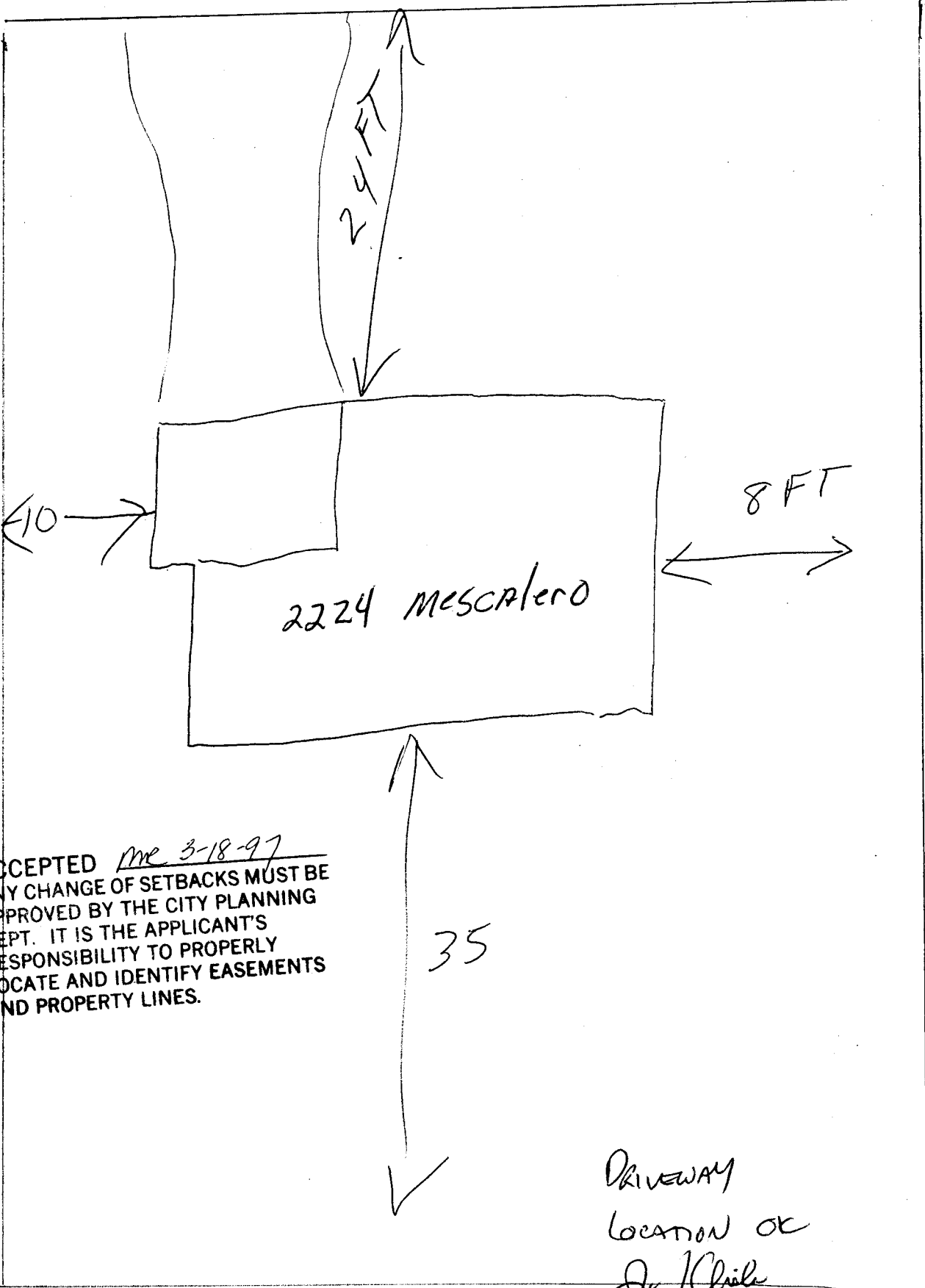
ACCEPTED _me 3-18-97_
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

35

DRIVEWAY
LOCATION OK
J Clark
3-12-97