

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 59142

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2228 MESCALLERO AVE. TAX SCHEDULE NO. 2945-183-00-039  
SUBDIVISION TRAILS WEST VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2160  
FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER TRENDLER MTD. BUILDERS NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 636 N. PLACER CT. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
(1) TELEPHONE (970) 243-6267 USE OF EXISTING BLDGS NA  
(2) APPLICANT JAMES E. HALL DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT  
(2) ADDRESS 636 N. PLACER CT. NEW 3 BDRM 2 BATH RANCHED.  
(2) TELEPHONE 243-6267

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 3570  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater  
Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32' CENSUS TRACT 140L 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 J. E. Hall Date Feb 11, 1997  
Department Approval Dante J. Costello Date 2/14/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9894  
Utility Accounting C. Hernandez Date 2-14-97

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)

