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	FEE \$ 10 00
	TCP\$
1.	SIF #29200

BLDG PERMIT NO. 59/

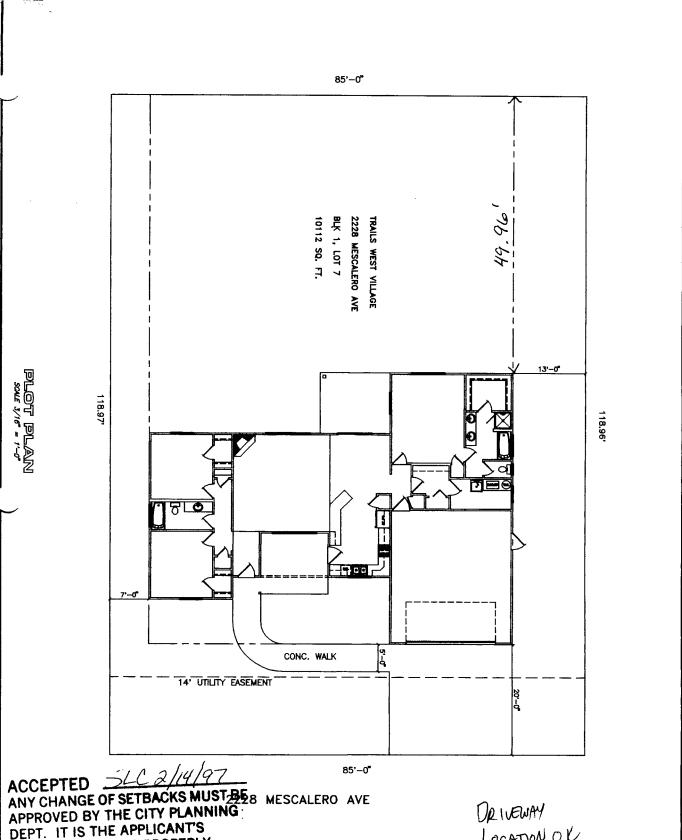
PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 501

BLDG ADDRESS 2228 MESCALLEO SULTAX SCHEDULE NO. 2945-183-00-039			
SUBDIVISION TRAILS WAST DILLAGE	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _2160		
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)		
(1) OWNER TOUNDER MTN. BUILDERS (1) ADDRESS 636 N. PLACER CT.	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION		
	NO. OF BLDGS ON PARCEL		
(1) TELEPHONE (970) 21/3-6267	BEFORE: 6 THIS CONSTRUCTION		
(2) APPLICANT AMES E. HALL	USE OF EXISTING BLDGS AA		
(2) ADDRESS 636N. PLACER CT	DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT		
(2) TELEPHONE 243 6267	NEW 3 BORM 2 BATH RANCHEL.		
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 3578		
SETBACKS: Front from property line (PL) or <u>45</u> from center of ROW, whichever is greater	Parking Req'mt		
Sidefrom PL Rear30'from F	Special Conditions		
Maximum Height 32 (
	CENSUS TRACT 40/ 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 961, 1997			
Department Approval Senta LOSTello Date 2/14/97			
Additional water and/or sewer tap fee(s) are required: YES NO W/O No 9899			
Utility Accounting Objected Date 214-97			
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

ANY CHANGE OF SETBACKS MUST BE 8

APPROVED BY THE CITY PLANNING

DEPT. IT IS THE APPLICANT'S

RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOCATION OK



THMTN BUILDERS



