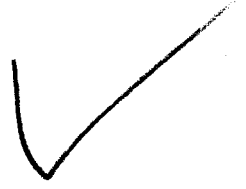


| | |
|--------|----------------|
| FEE \$ | 10 - |
| TCP \$ | - |
| SIF \$ | 298 |



| | |
|-----------------|-------|
| BLDG PERMIT NO. | 61311 |
|-----------------|-------|

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



BLDG ADDRESS 2236 MeSAlero TAX SCHEDULE NO. 2945/830039

SUBDIVISION Trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Concept Builder NO. OF DWELLING UNITS ONE
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2641 Chestnut Dr

(1) TELEPHONE 241 1050 NO. OF BLDGS ON PARCEL ONE
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS N/A

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

(2) TELEPHONE _____ New Home

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 1401 TRAFFIC 63 ANN# _____

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 [Signature] Date July 24-97

Department Approval [Signature] Date 7-24-97

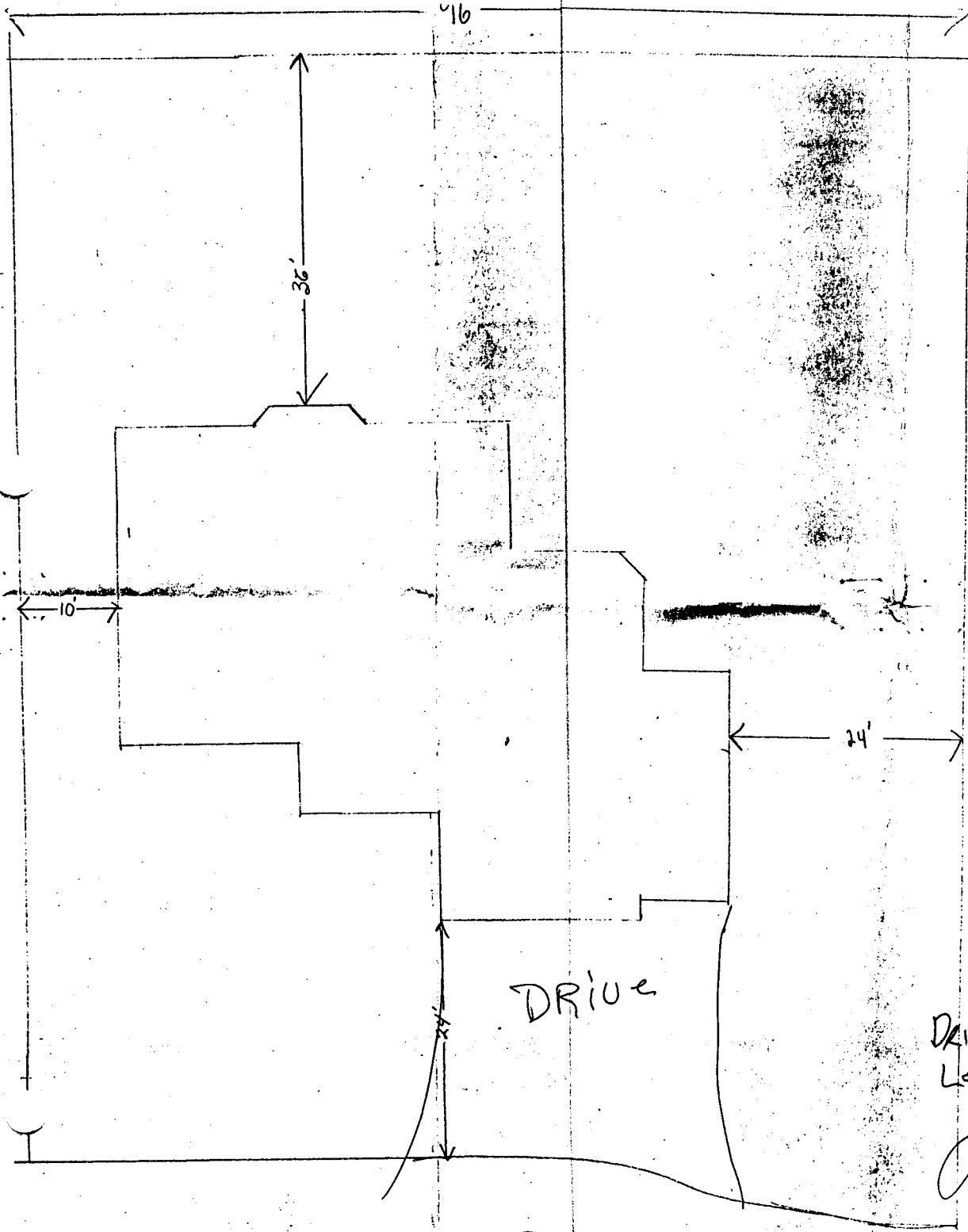
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10394

Utility Accounting [Signature] Date 7-25-97

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 7-25-97
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.



DRIVEWAY
LOCATION OK
J. K...
7-24-97