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BLDG PERMIT NO. 02847

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

BLDG ADDRESS 2501 MT. SOPRIS DR. TAX SCHEDULE NO. 2945-222-05-041

SUBDIVISION HEATERIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 1 BLK 2 LOT 41 SQ. FT. OF EXISTING BLDG(S) 2200

(1) OWNER JOEL & DEBORAH DEAN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2501 MT SOPRIS DR NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-245-9643 USE OF EXISTING BLDGS PRIVATE HOME

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
REMODEL EXISTING BASEMENT

(2) ADDRESS ↓

(2) TELEPHONE —

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 RSF4 Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions To remain a
single family home

Maximum Height — CENSUS 401 TRAFFIC 24 ANNEX# —

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 Deborah P. Dean Date 11-6-97

Department Approval Konnie Edwards Date 11-6-97

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. TR 625882834

Utility Accounting Richardson Date 11-6-97

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)