

FEE \$	10 ⁰⁰
TCP \$	4
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 05407

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 402 ALTAMIRA CT TAX SCHEDULE NO. 2945-188-014-023

SUBDIVISION TRAILS WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1926

FILING 2 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER THUNDER MTN. BUILDERS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 636 N. PLACER CT

(1) TELEPHONE 243-6267 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS NA

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

(2) TELEPHONE _____ NEW HOME CONSTRUCTION

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 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32'

CENSUS 401 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 Katherine Hall Date 5/27/98

Department Approval Santa J. Costello Date 5-28-98

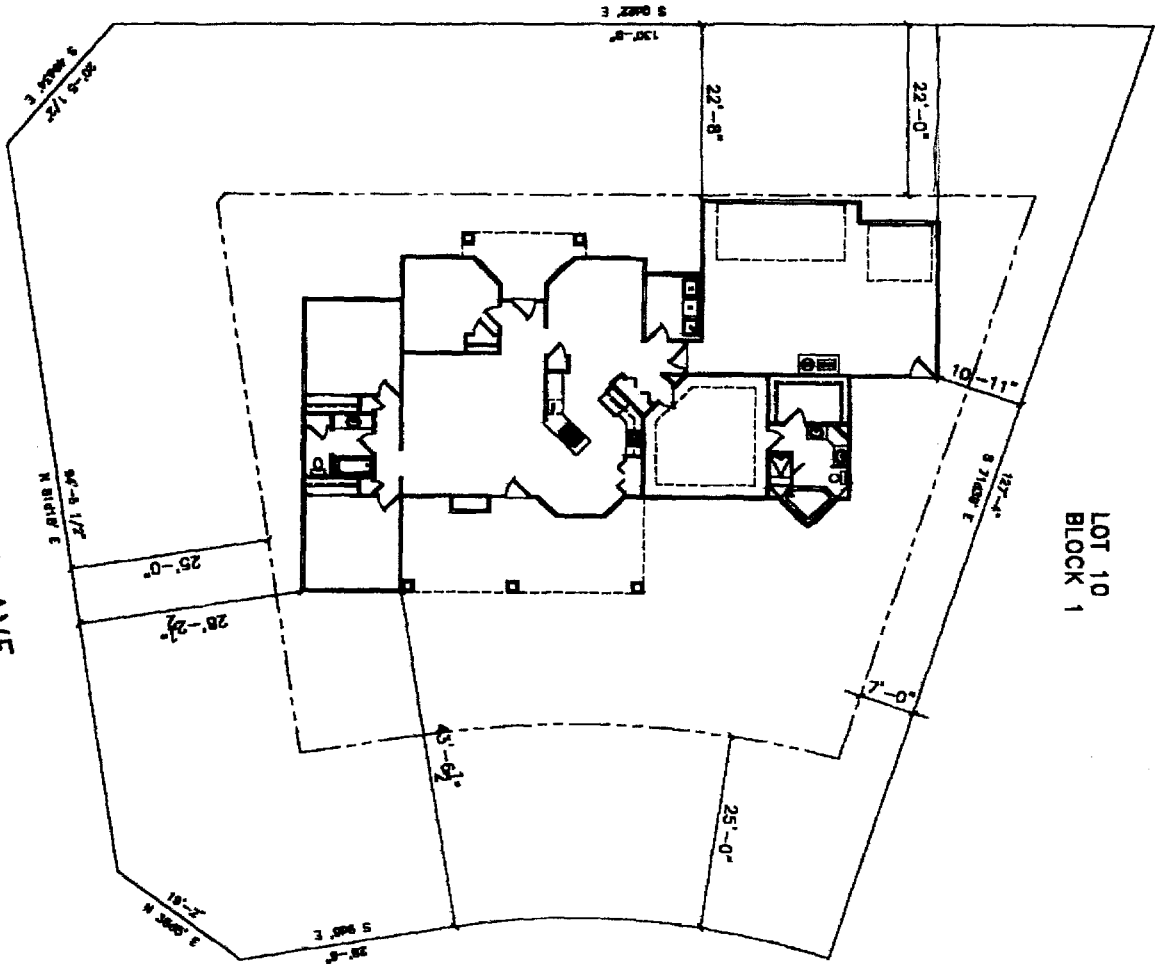
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11331

Utility Accounting Adriana Date 5-28-98

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)

ALTAMIRA CT.



ALTAMIRA AVE

LOT 10
BLOCK 1

MONTERO ST

ACCEPTED SLC 5-28-98
 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.

SCALE: 1/8" = 1'-0" (GENERAL)
 PLOT PLAN (NOTED)

TRINITY
 LOCATED O.K.
 R. [Signature]
 2/1/98