

FEE \$	10.00
TCP \$	
SIF \$	246.00



BLDG PERMIT NO. 160841

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 403 Altamira TAX SCHEDULE NO. 2445-153.04-C15
 SUBDIVISION Trails west Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Jesse Killebrew NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 3648 Grand Jct. Co.
 (1) TELEPHONE (970) 243-3738 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bonnie & Harrell Hamell BMD USE OF EXISTING BLDGS X
 (2) ADDRESS P.O. Box 3648 Grand Jct. Co. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE (970) 243-3738 Single Family Residence

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 10' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height 30' CENSUS 1601 TRAFFIC W 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 [Signature] Date 9-10-98
 Department Approval [Signature] Date 9-10-98

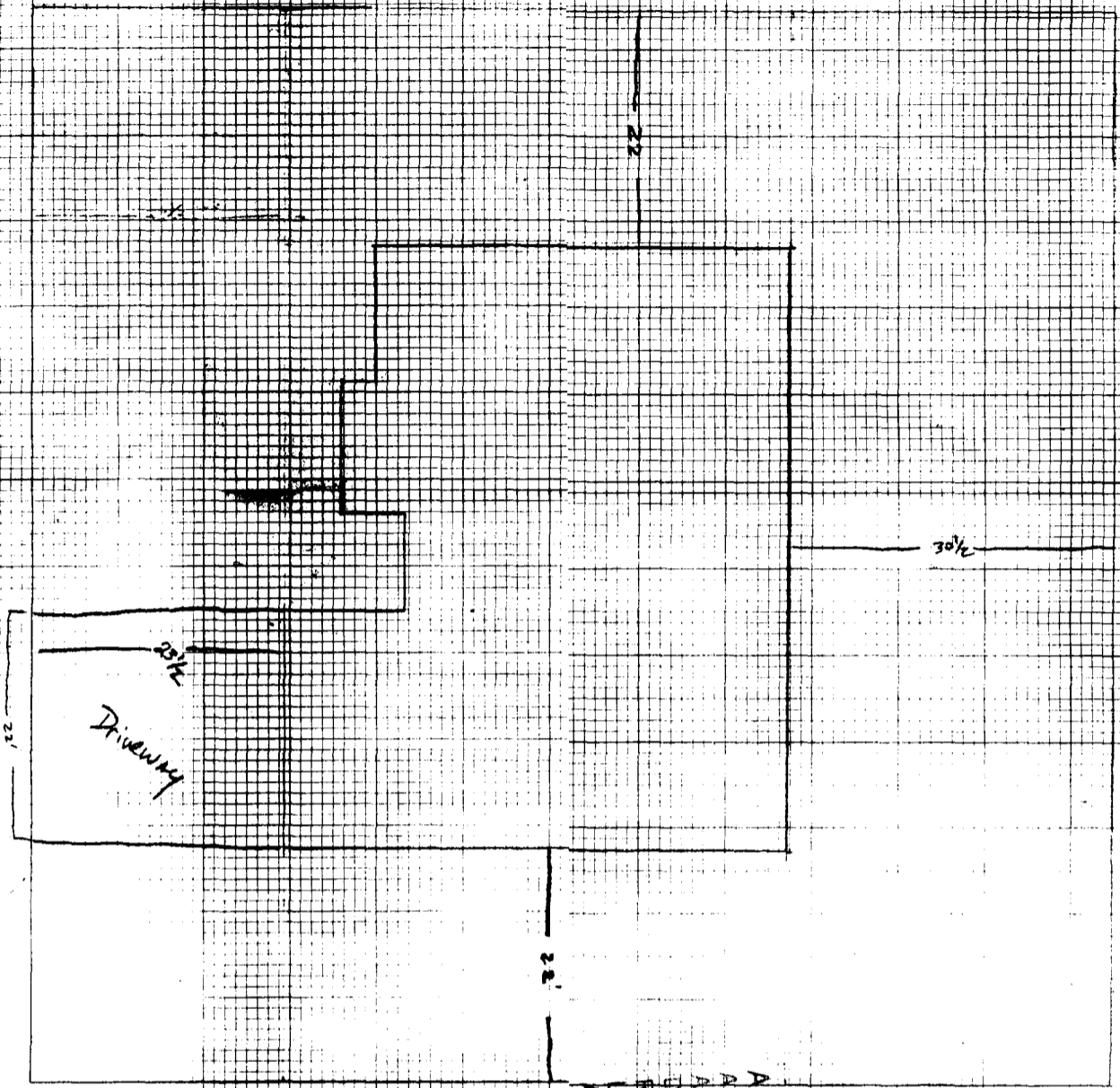
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11583

Utility Accounting [Signature] Date 9/10/98

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)

403 Altamira Ct) Lots 81k1 Filing 2



18-0412

ACCEPTED
 ANY CHANGE OF STACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Paul Davis
9-9-98