

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	29.2 ⁰⁰



BLDG PERMIT NO. 161930

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 405 Altamira Ct. TAX SCHEDULE NO. 2945-183-04-016
 SUBDIVISION Trails west Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1714
 FILING 2 BLK 1 LOT 3 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 Bradley S Harnell USE OF EXISTING BLDGS N/A
 (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 RSF 4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1991 TRAFFIC 63 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 Bradley S. Harnell Date 9-16-98
 Department Approval Kathleen M. Porter Date 9/18/98

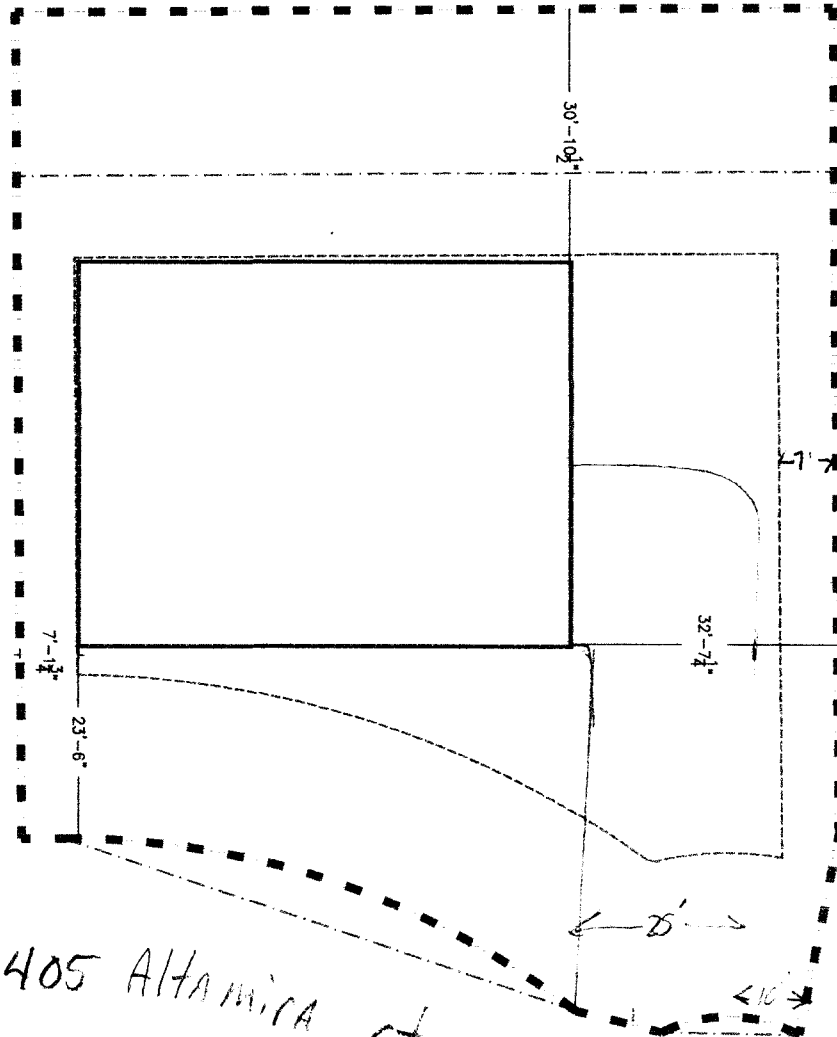
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11606

Utility Accounting [Signature] Date 9/21/98 10/2/98

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)

South Camp Rd



405 Altamira Ct.

ACCEPTED KP 9/18/98
 ANY CHANGES OR SUPPLEMENTS TO BE
 APPROVED BY THE DISTRICT PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO ACCURATELY
 LOCATE ALL UTILITIES, EASEMENTS
 AND PROPERTY LINES.

TRAILS WEST VILLAGE

Block 1

Lot 3

Altamira Court

Drive OK
 Rich Dennis
 9-18-98