

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 671097

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 407 Altamira Ct. TAX SCHEDULE NO. 2945-183-04-017  
 SUBDIVISION Trails west SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200 sqft  
 FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0-  
 (1) OWNER Jay Mallory NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. Box 3648 G.J. 81502  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-3738  
 (2) APPLICANT Mitch Pelcrow G.J. 81502 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS P.O. Box 3648 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 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 4' from center of ROW, whichever is greater  
65' S Comp'd  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENSUS 1401 TRAFFIC 03 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 Mitch Pelcrow Date Oct 27, 1998

Department Approval X. Valdez Date 11-5-98

Additional water and/or sewer tap fee(s) are required. YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 11736

Utility Accounting J. Adams Date 11-5-98

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)

001

ACCEPTED KV N 5-98  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
PROPERTY LINES.

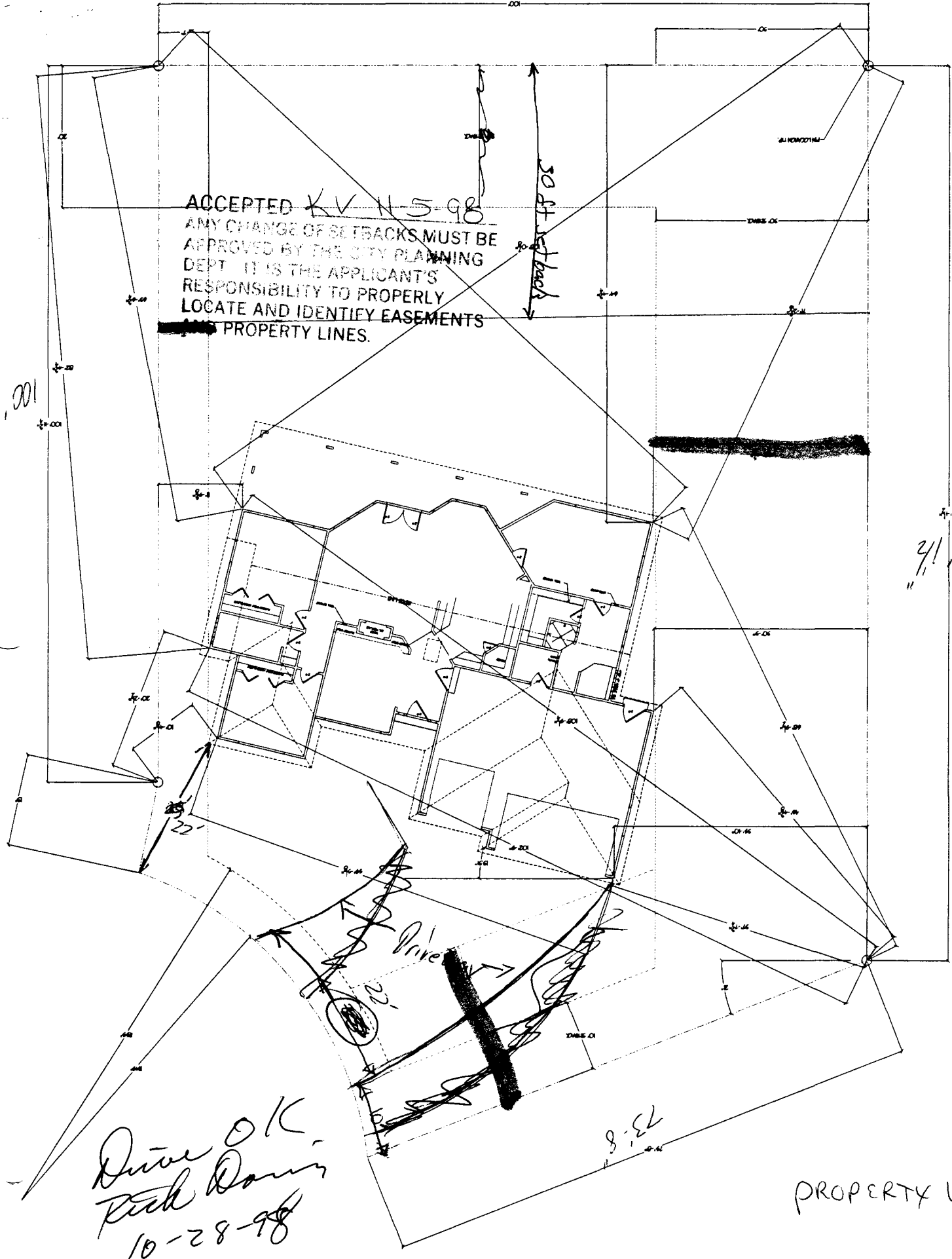
30 ft setback

1/11, 001  
E

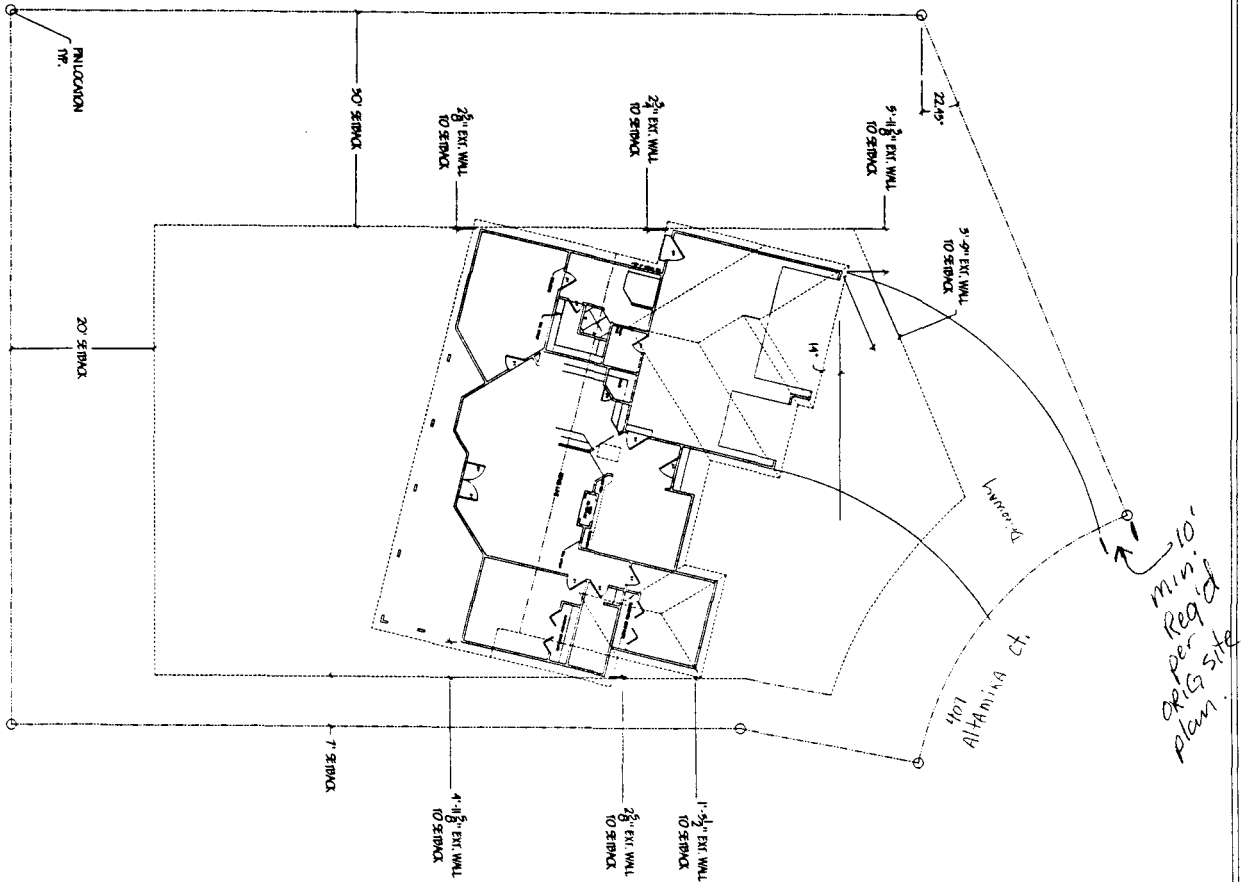
2/1 92  
"

Drive OK  
Rick Davis  
10-28-98

PROPERTY LINE



ACCEPTED SLC 11-16-98  
 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.



MALLORY RESIDENCE

SITE LAYOUT  
 SCALE: 1/8" = 1'

1) ALL DIMS ARE TO THE EXTERNAL SURFACE OF THE WALLS UNLESS NOTED

SHEET NO: <b>6</b>	DATE: 11/6/98	DATE: 11/6/98	
		REVISION	DATE
DRAWN BY: JLM	MALLORY RESIDENCE		
	DESIGN: FINAL DISTANCES TO SETBACKS		
	DETAILED SITE LAYOUT		
	TRAILS WEST VLG. LOT 4		

of 7

SHEET NO:

**A7**

HARREL CONSTRUCTION

MALLORY RESIDENCE

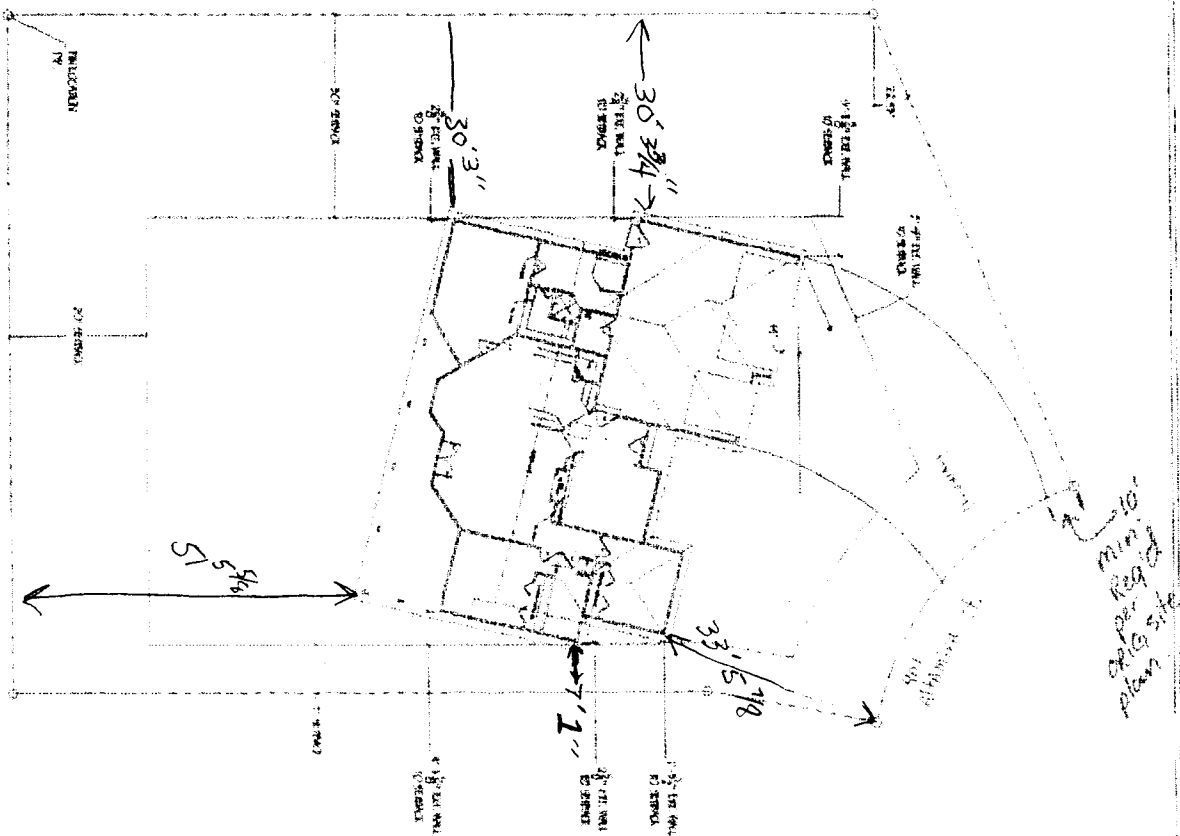
DESIGN: FINAL DISTANCES TO SETBACKS  
 DRAWN BY: JLM

DETAILED SITE LAYOUT  
 TRAILS WEST VLG. LOT 4

REVISED

11/18/98

ACCORDING TO THE 11-16-98  
REVISIONS TO THE SITE PLAN  
SUBMITTED TO THE CITY OF  
TRAIL, OREGON, THE FOLLOWING  
REVISIONS HAVE BEEN MADE  
TO THE ORIGINAL PLAN  
AND SUBMITTED HERE



MIN. 10'  
Setback  
Req. for  
Along Site

MALLORY RESIDENCE  
SITE LAYOUT  
SCALE: 1/8" = 1'

ALL DIMENSIONS TO CENTER UNLESS NOTED  
OTHERWISE

DATE: 11/16/98	PROJECT: MALLORY RESIDENCE
	DESIGN: TRAIL DISTANCES FOR SETBACKS
SCALE: 1/8" = 1'	DRAWN BY: LJM
SHEET NO. 6 OF 7	