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BLDG PERMIT NO. 65353

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 908 Alhambra Ct TAX SCHEDULE NO. 2945-183-04-018
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1933
 FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Chris Rendrick, Const NO. OF DWELLING UNITS
 BEFORE: 3 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2314 Fallen Rock Rd
 (1) TELEPHONE 245-8987 NO. OF BLDGS ON PARCEL
 BEFORE: C AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE _____ Single Family Res

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 1401 TRAFFIC 403 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).

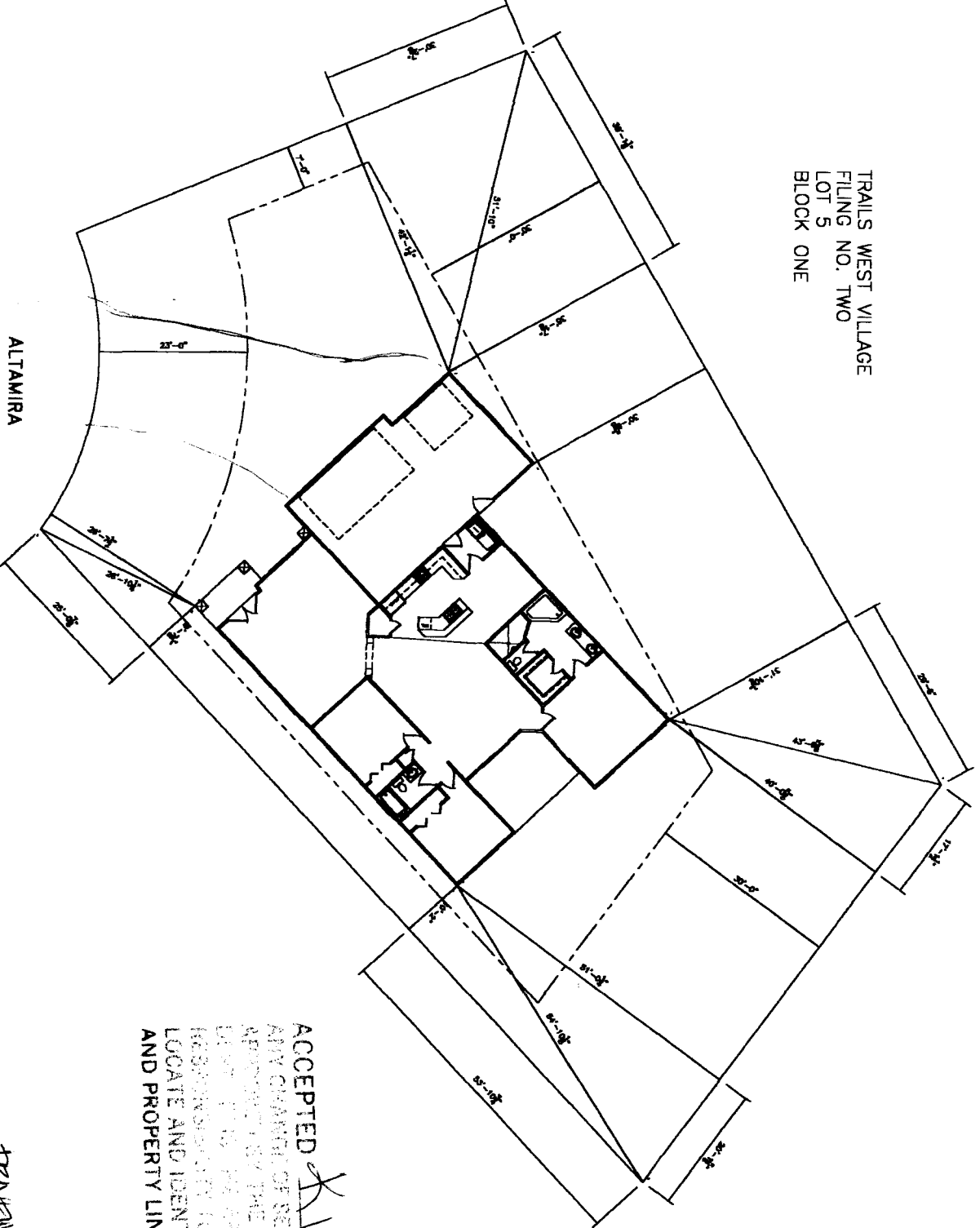
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 8-25-98
 Department Approval K. Valdez Date 8-25-98
 Additional water and/or sewer tap fee(s) are required. YES NO _____ W/O No. 11409
 Utility Accounting CM Cole Date 6/25/98

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)

THIS IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS AND MEASUREMENTS FROM TO CORRELATION.

TRAILS WEST VILLAGE
FILING NO. TWO
LOT 5
BLOCK ONE



PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE

ACCEPTED *JV 6-25-98*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

*TRAILWAY LOCATED O.K.
W/ Middle of block,*