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| FEE \$ | 10.00  |
| TCP \$ | 500.00 |
| SIF \$ | 2.92   |



BLDG PERMIT NO. 63961

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

2709 1/2  
 BLDG ADDRESS 2711 B<sup>3</sup>/4 R TAX SCHEDULE NO. 2945-252-31-002  
 SUBDIVISION DAUGHTERS LOVE MINOR SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1920  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER CASAS DEL TIERRA INC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. BOX 2561, G.J., CO  
 (1) TELEPHONE 243-9068 <sup>mob</sup> 261-2627 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT OWNER USE OF EXISTING BLDGS SGL FAM RES.  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE \_\_\_\_\_ HOME

**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-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 15' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 13 TRAFFIC 80 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 02-11-98

Department Approval [Signature] Date 2-13-98

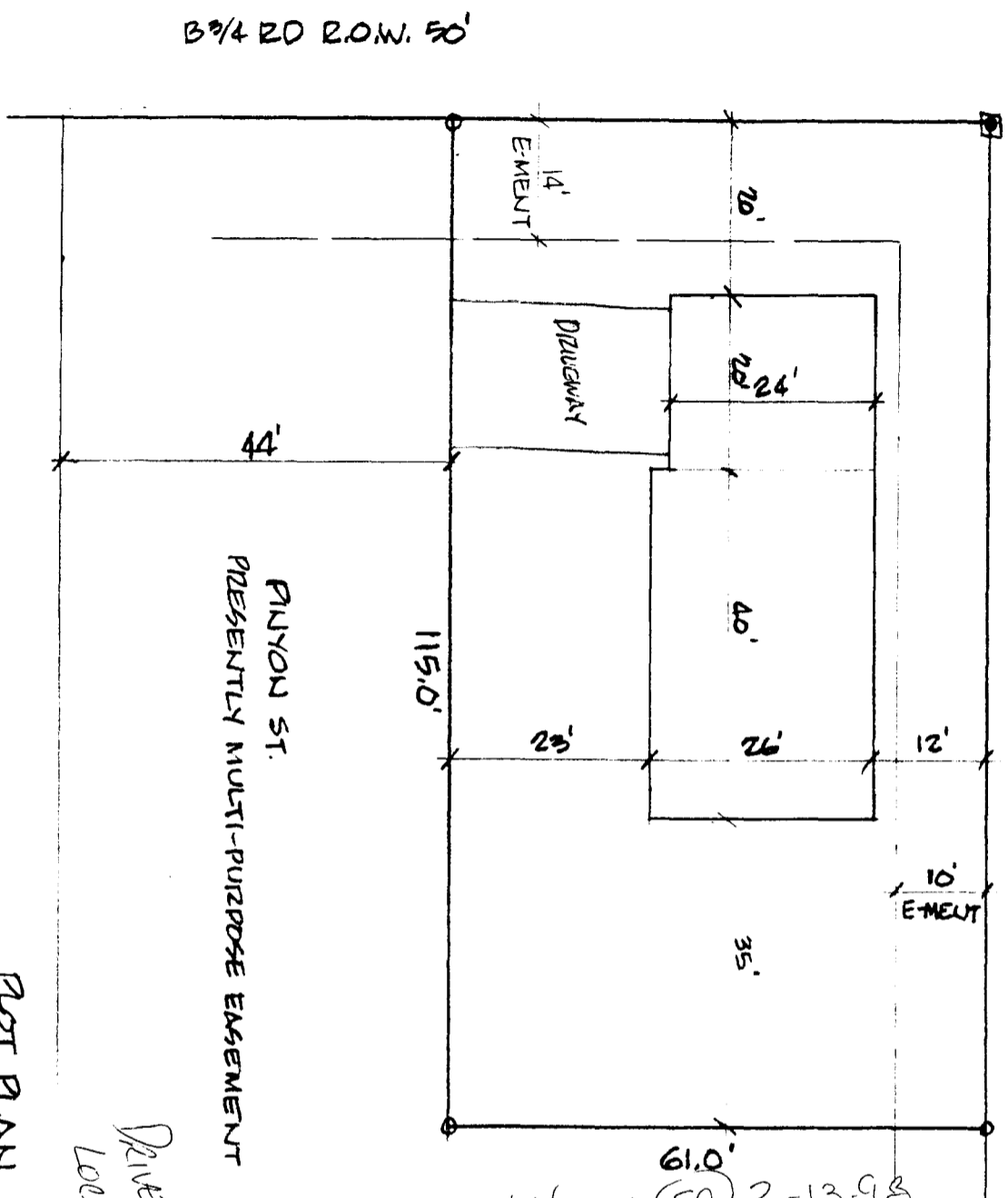
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11000

Utility Accounting [Signature] Date 2/13/98

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)

NORTH  
SCALE: 1"=20.0'



AREAS:  
- DWELLING 1040 SF  
- GARAGE 480 SF  
TOTAL 1520 SF

PRUNYON ST.  
PRESENTLY MULTI-PURPOSE EASEMENT

ACCEPTED K.V. per (SC) 2-13-98  
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.

DRIVEWAY LOCATION OK  
PLOT PLAN  
2-13-98 P. 1 of 7

ADDRESS: 2711 3/4 RD  
LEGAL: LOT 2 DAUGHTERS COVE MINOR SUBD.  
TAX SCH: 2945 - 252-31-002  
OWNER: CASAS DEL TIERRA INC. & CO