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BLDG PERMIT NO. 65531

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 324 DAKOTA TAX SCHEDULE NO. 2945-193-07-001

SUBDIVISION Mount Vally SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500

FILING 5 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Dave most NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____ USE OF EXISTING BLDGS _____

(2) APPLICANT Bishop Const DESCRIPTION OF WORK AND INTENDED USE: new

(2) ADDRESS 2151 Red Cliff Cir Single Family Home

(2) TELEPHONE 293-8468

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 PR 1.6 Maximum coverage of lot by structures _____

SETBACKS: Front 40' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 35' from PL Rear 35' from PL Special Conditions _____

Maximum Height _____

CENSUS 1401 TRAFFIC 64 ANNX# _____

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 6/9/98

Department Approval [Signature] Date 6-9-98

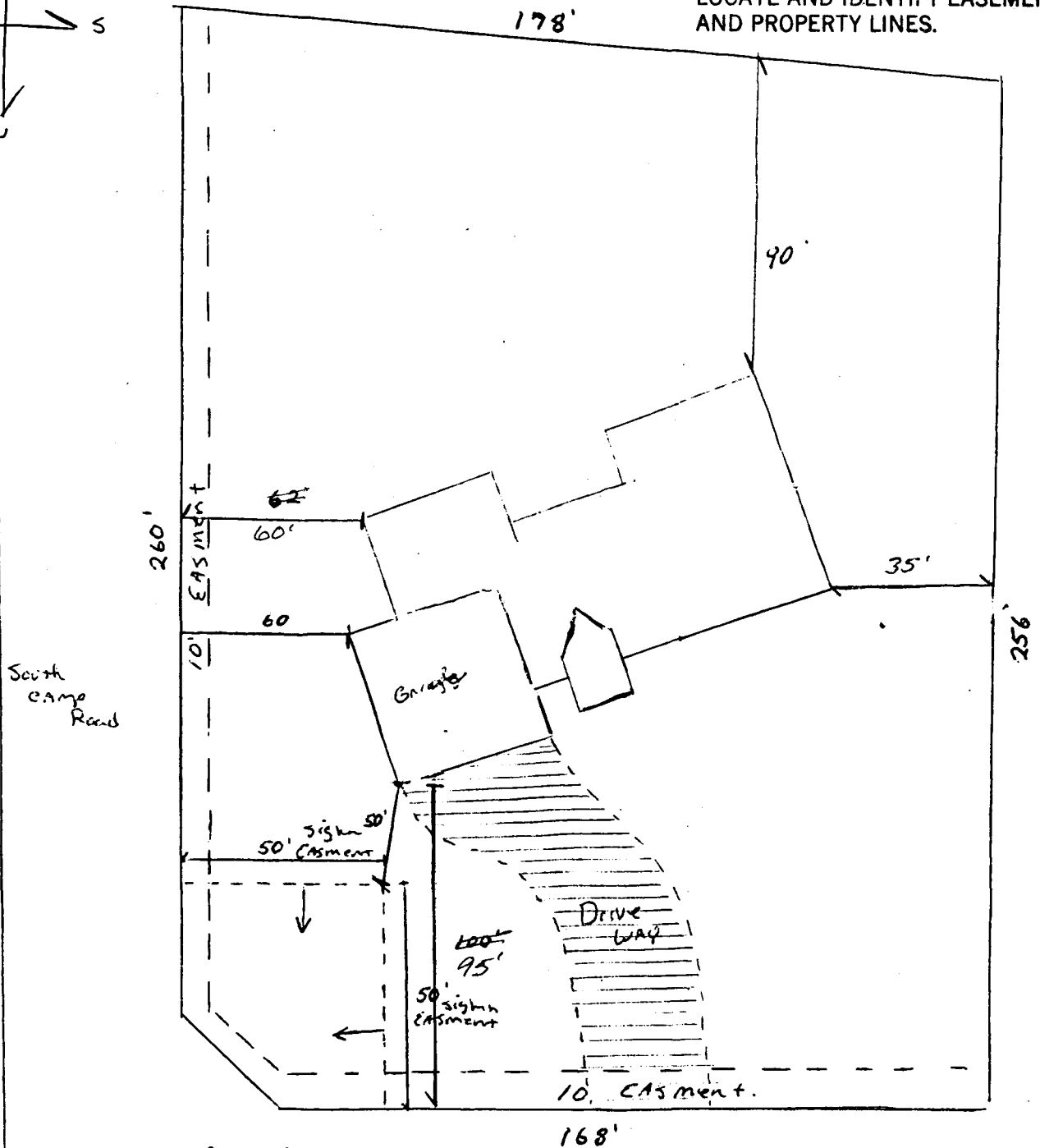
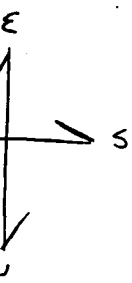
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11352

Utility Accounting [Signature] Date 6-9-98

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)

Amended
 ACCEPTED SLC 9-21-98
 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.



ACCEPTED SLC 10-9-98
 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.

324 DAKOTA Dr.
 Lot 1 Block 1 Filing 5

DRIVEWAY CULVERT REQUIRED - MUST MEET CITY STDS. (NO CMP)
 DRIVEWAY LOCATION O.K.
 Al Ashlede 6/8/98