

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | —     |
| SIF \$ | —     |



BLDG PERMIT NO. 14032

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2295 El Monte Ct TAX SCHEDULE NO. 2945-071-32-005  
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500  
 FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Claude U-Ren NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2261 Broadway  
 (1) TELEPHONE 245-0317 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Maves Const. USE OF EXISTING BLDGS NA  
 (2) ADDRESS 1813 L Rd DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 858-9642 New 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 PR-1.80 Maximum coverage of lot by structures —  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
 or — from center of ROW, whichever is greater Special Conditions —  
 Side 15' from PL Rear 25' from PL  
 Maximum Height —  
 CENSUS 1402 TRAFFIC 90 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 Juan Maves Date 7-14-98

Department Approval H. Valdez Date 7-15-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11456

Utility Accounting R. Raymond Date 7/15/98

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)

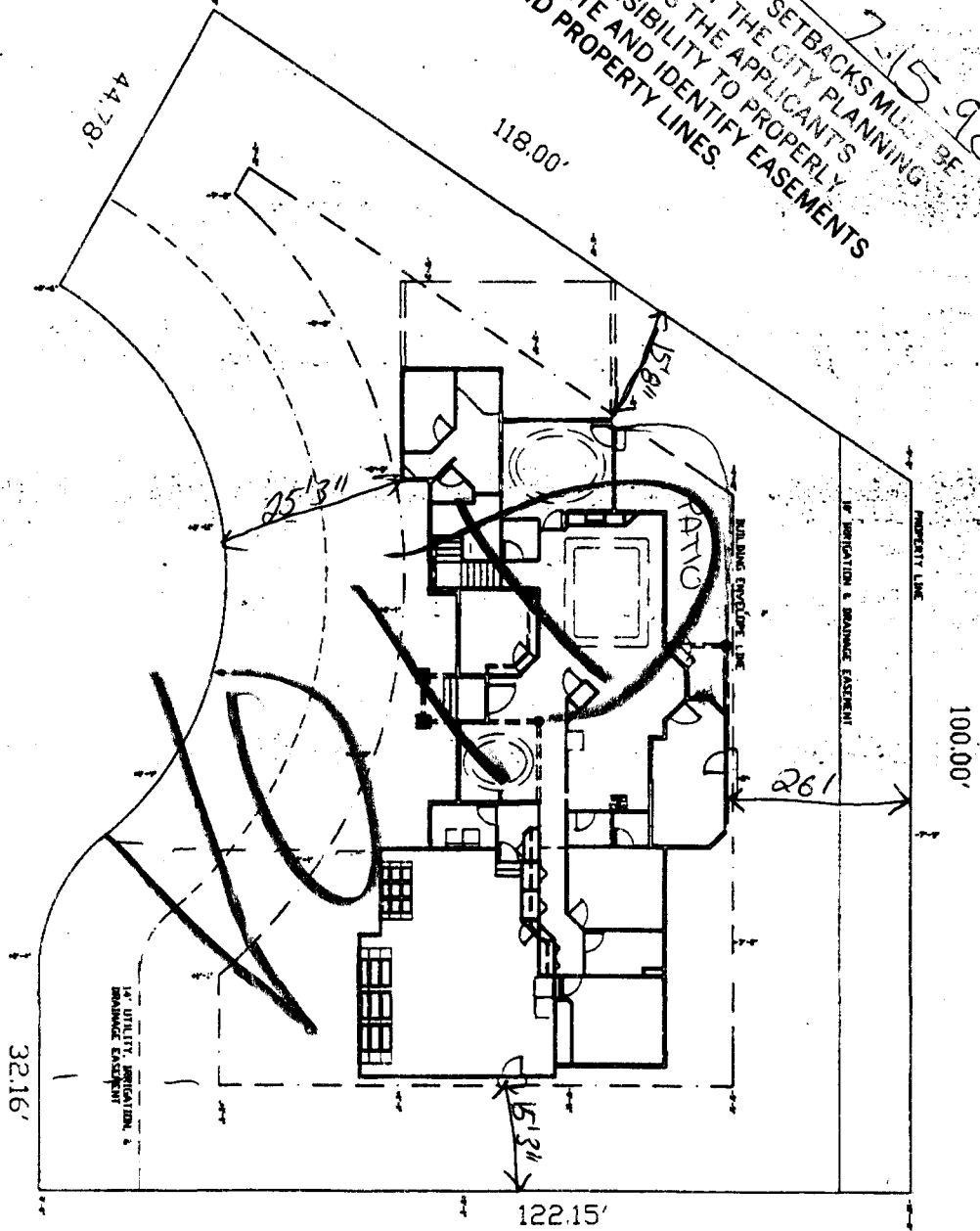
ACCEPTED *KV*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

7-15-98

PLOT PLAN  
 WITH EASEMENTS,  
 BUILDING ENVELOPE &  
 APPROX. ELEVATION  
 POINTS.

R=48'

EL MONTE COURT



DATE 095-0970  
 11 095-0971

WEBER BUILT  
 DESIGN & CONSULTING

RICHARD & LINDA WEBER (970) 245-6782  
 680 HICKORY HILL DR. WASHINGTON, IL 60097

|       |      |    |
|-------|------|----|
| NO. 1 | DATE | BY |
| A-1   |      |    |

U-REN RESIDENCE  
 2295 EL MONTE COURT

REVIEWED & APPROVED  
 3/14/98