

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 64125

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2280 El Moro Ct. TAX SCHEDULE NO. 2945-071-17-019
 SUBDIVISION Loma Rio Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 756^{sq}
 FILING _____ BLK 2 LOT 19 SQ. FT. OF EXISTING BLDG(S) 1,790^{sq}
 (1) OWNER Ralph W. Ohm NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2280 El Moro Ct.
 (1) TELEPHONE 970-241-1791 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Ralph W. Ohm USE OF EXISTING BLDGS Residence - Single Fam.
 (2) ADDRESS 2280 El Moro Ct. DESCRIPTION OF WORK AND INTENDED USE: 756 sq^{ft} Addition to west end - frame construction, 2 Bath, Bedroom, Family Room, Music Room
 (2) TELEPHONE 241-1791

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 32.6 (NO CHANGE) from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15.4 from PL Rear 30 from PL
 Maximum Height 32'
 CENSUS 1402 TRAFFIC 90 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 Ralph W. Ohm Date 2-26-98
 Department Approval Bill Nth Date 2-26-98

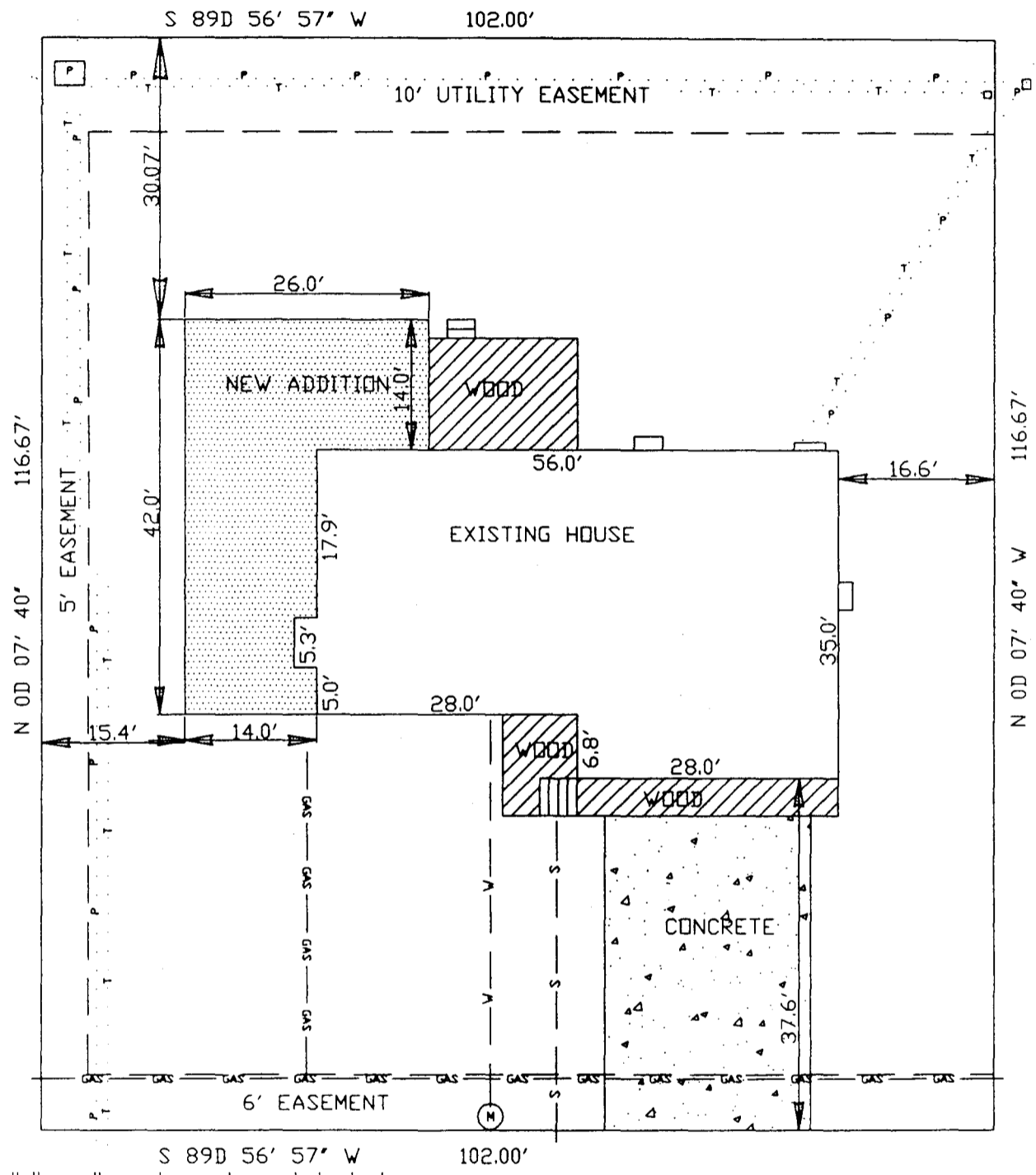
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Debi Date 2-26-98

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 *Bill Nether 2-26-98*
 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.

2280 EL MORO COURT
 LOT 19, BLOCK 2, LOMA RIO SUBDIVISION
 MESA COUNTY, COLORADO



Note: Building dimensions do not include roof overhang of approx. 1'-6"