

FEE \$	10.00
TCP \$	500.00
SIF \$	—



BLDG PERMIT NO. 03894

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 792-GARRISON CT. TAX SCHEDULE NO. 2701-351-49-007
 SUBDIVISION GARRISON RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3600
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER STEVE FANTE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 353 - MAYFAIR DR. 81501 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-8053 USE OF EXISTING BLDGS NA
 (2) APPLICANT LOPEZ CONST. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3032 - E 1/2 ROAD _____
 (2) TELEPHONE 484-5954 SINGLE FAMILY RESIDENT

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 35' CENSUS 10 TRAFFIC 17 ANN# _____

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 Chuck Jany Date Feb-9-98

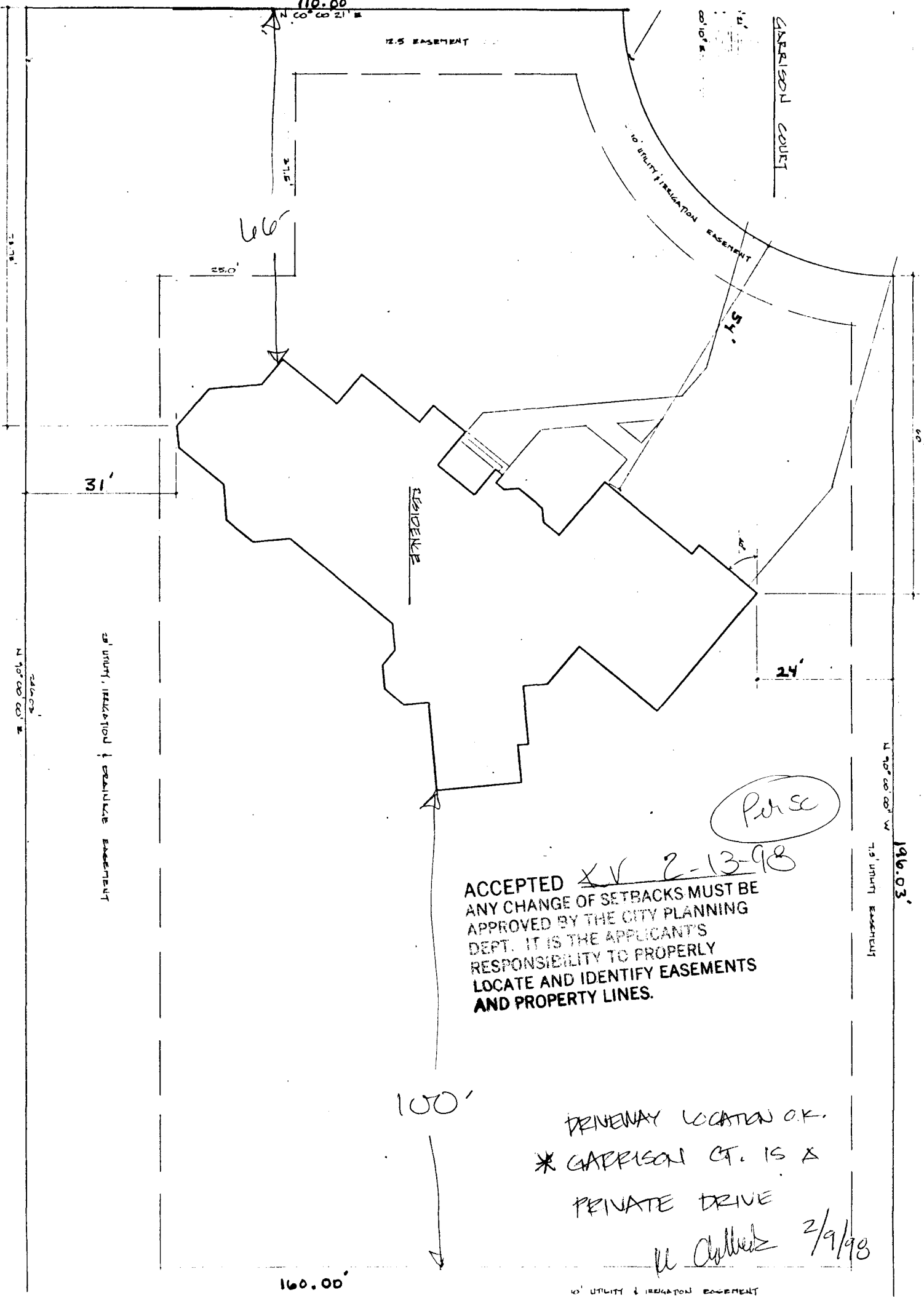
Department Approval K. Valdez for SC Date 2-12-98

Additional water and/or sewer tap fee(s) are required YES NO _____ W/O No. #10935 TR-83264

Utility Accounting Chick Anderson Date 2-12-98

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)



Peruse

ACCEPTED XV 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.

100'

DRIVEWAY LOCATED O.K.
 * GARRISON CT. IS A PRIVATE DRIVE
 U. Chubb 2/9/98

196.03'