

FSE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	—



BLDG PERMIT NO. 16 7582

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 798 JORDANNA TAX SCHEDULE NO. 2701-351-56-003
 SUBDIVISION ALPINE MEADOWS II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3269
 FILING — BLK — LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Wylie Miller NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2681 MAZATLAN DR
 (1) TELEPHONE 245-6145 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CONSTRUCTORS WEST, INC USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2618 1/2 NORTH AVENUE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-5457 CONSTRUCT NEW SINGLE FAMILY RESIDENCE.

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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 16 TRAFFIC 13 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 [Signature] Date 10/29/98

Department Approval [Signature] Date 11-5-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11737

Utility Accounting [Signature] Date 11/5/98

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 S/C 11-5-98
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.

H Rd.

