

FEE \$	10 ⁷
TCP \$	-
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 104950

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2204 mescalero TAX SCHEDULE NO. 2945-183-13-001
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1839 sq. ft.
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Lyle + Erette Campbell NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 3148 G.J. CO.
 (1) TELEPHONE 24 243-3738 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bemis and Harrell Const. USE OF EXISTING BLDGS Vacant
 (2) ADDRESS P.O. Box 3148 G.J. Co. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-3738 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 RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions DESIGN CONTROL COMM. approval required.
 Maximum Height 32' CENSUS 1401 TRAFFIC 63 ANN# _____

23' in front

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).

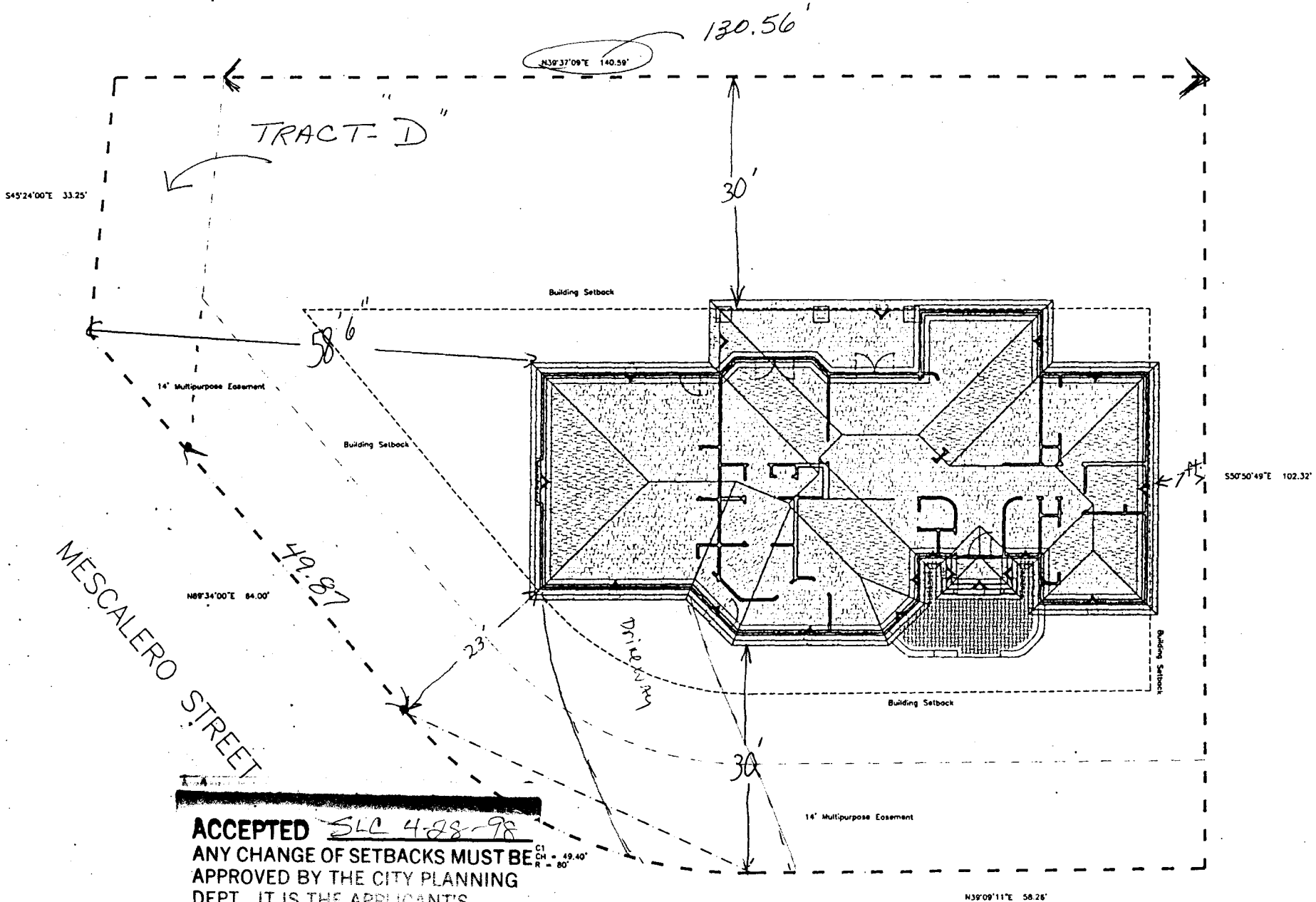
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4-24-98
 Department Approval [Signature] Date 4-28-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11231
 Utility Accounting [Signature] Date 4/28/98

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)



MESCALERO STREET

ACCEPTED SLC 4-28-98
 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.

MESCALERO STREET

DRIVEWAY LOCATION O.K.
 U. Ashbeck 4/24/98