

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 66707

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2217 MESCALE RD ST TAX SCHEDULE NO. 2945-183-04-005

SUBDIVISION TRAILS WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050

FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER MADISON CONSTRUCTION NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2465 E PIAZZA CT NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-8190 USE OF EXISTING BLDGS RESIDENCE

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: SGL. FAMILY SPEC. HOME

(2) ADDRESS STEVE JOSEPHS

(2) TELEPHONE —

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 —

Maximum Height 32' CENSUS 1401 TRAFFIC 103 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 8-26-98

Department Approval [Signature] Date 8-27-98

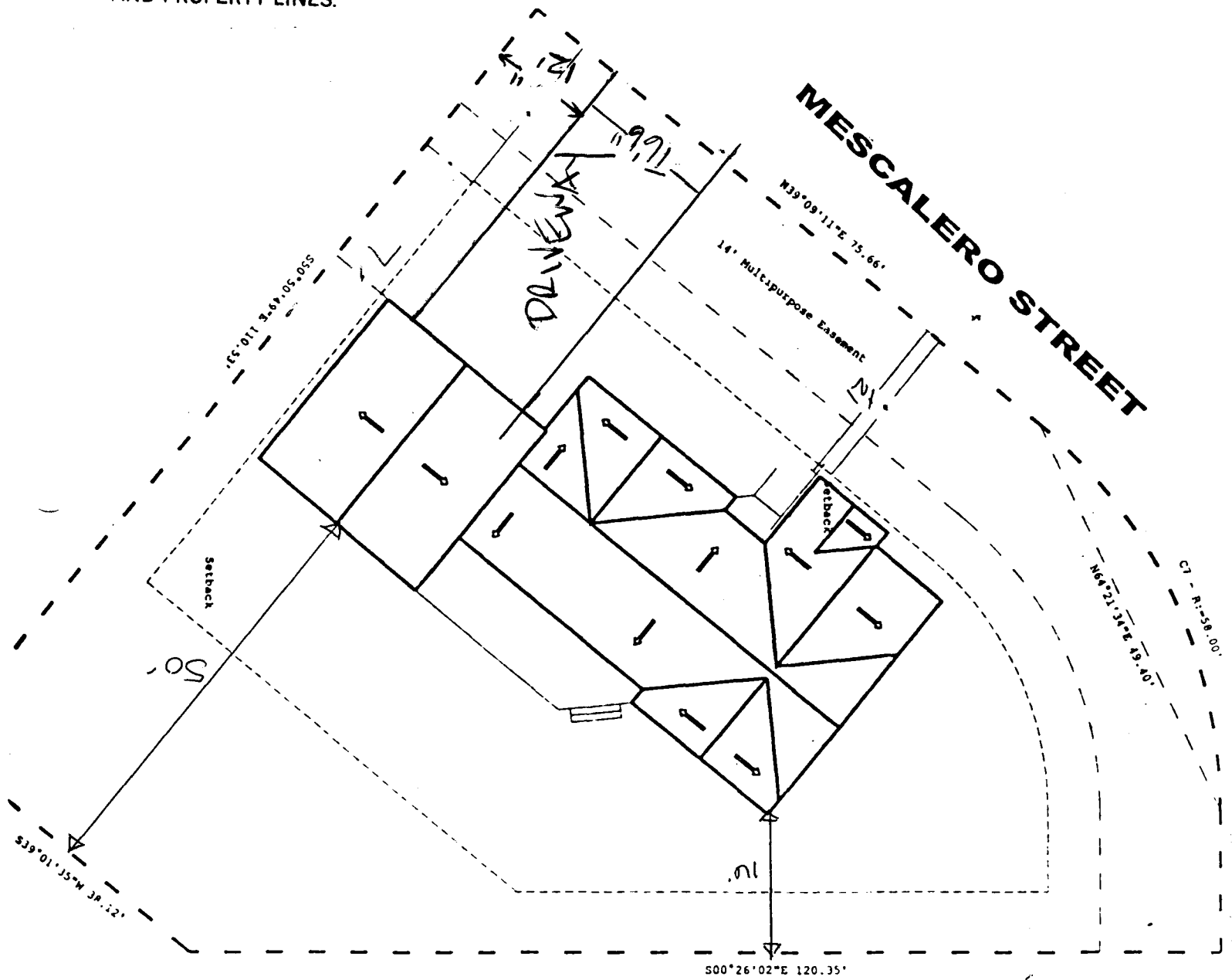
Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 11550

Utility Accounting [Signature] Date 8/27/98

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)

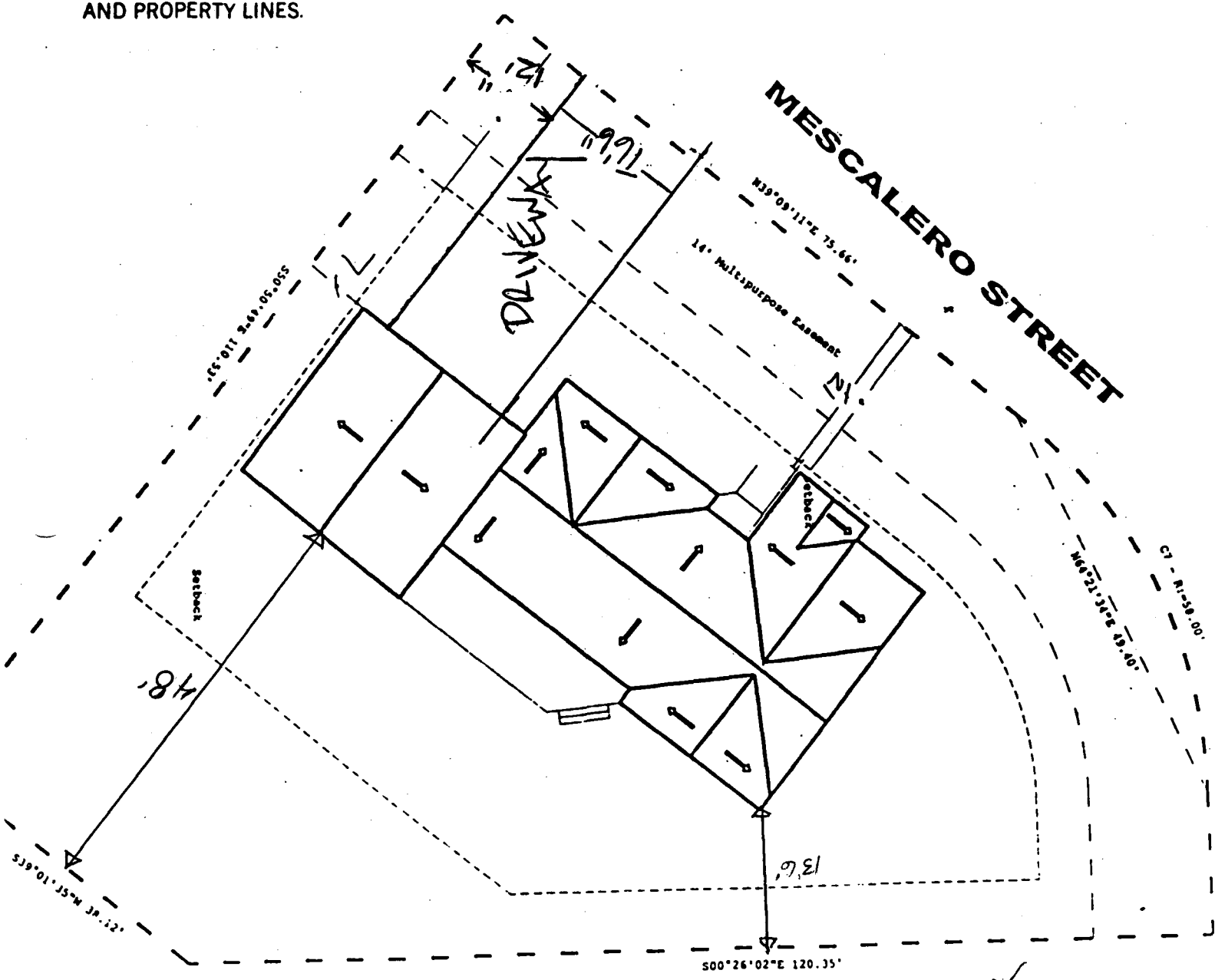
ACCEPTED XV 8-27-98
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



*Done O.K.
Rick Davis
8-27-98*

ACCEPTED XV 8-27-98
 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.

Amended
 ACCEPTED SEC 10-15-98
 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.



*Drive O.K.
 Rich Davis
 8-27-98*