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BLDG PERMIT NO. 65989

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2232 Mesclero Ave TAX SCHEDULE NO. 2945-183-00-039

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1663

FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Peak Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2347 South R. in P.

(1) TELEPHONE 293-5560 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Milo Johnson USE OF EXISTING BLDGS —

(2) ADDRESS 2347 S. R. in DESCRIPTION OF WORK AND INTENDED USE: Residence

(2) TELEPHONE 293-5560

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 23' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions Design Control Committee Approval Req'd

Maximum Height 32' CENSUS _____ TRAFFIC _____ ANNEX# _____

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 7/6/98

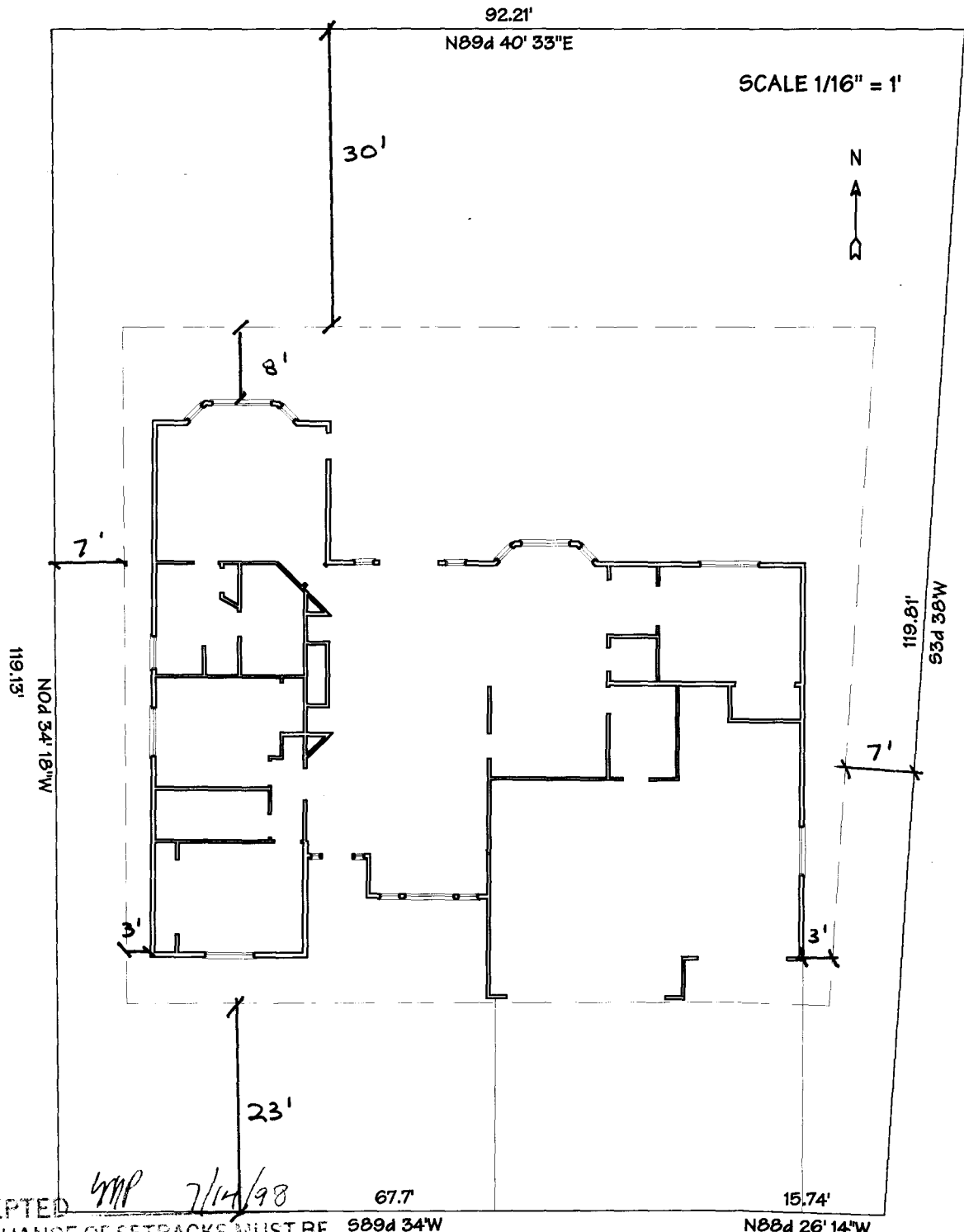
Department Approval [Signature] Date 7-6-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11433

Utility Accounting R. Raymond Date 7/6/98

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 *WMP 7/14/98*

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.
at address
7/14/98*