FEE \$	10	
TCP\$	0	1
SIF \$	292-	70



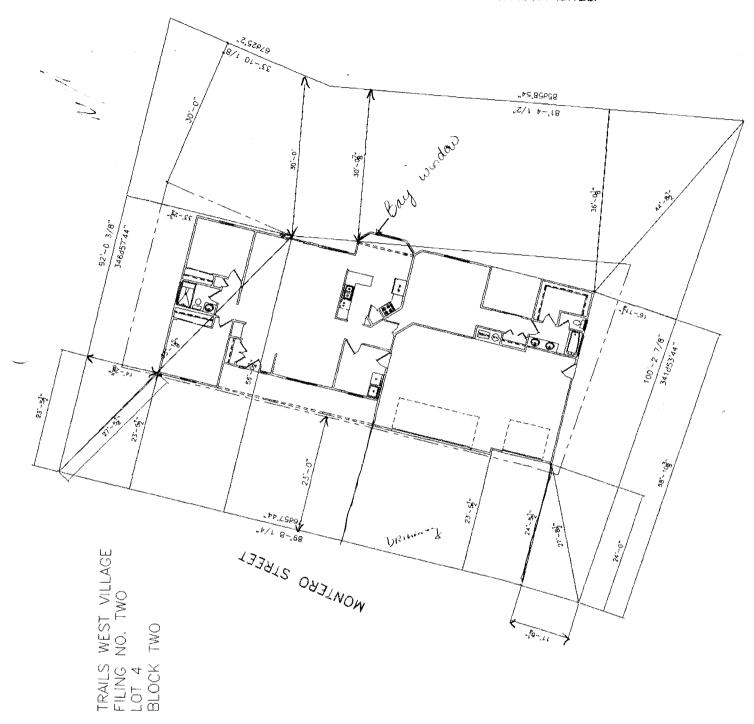
BLDG PERMIT NO. (24512

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures) Community Development Department

BLDG ADDRESS 4/6 Mentero St	TAX SCHEDULE NO. 2945 - 183 08 - 60 7		
SUBDIVISION Trails williage	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1738		
FILING 2 BLK Z LOT 4	SQ. FT. OF EXISTING BLDG(S)		
(1) OWNER Don & Jo Ann Blair	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION		
(1) ADDRESS	NO. OF BLDGS ON PARCEL		
(1) TELEPHONE	BEFORE: AFTER: THIS CONSTRUCTION		
(2) APPLICANT CIRS Kandrick Const	USE OF EXISTING BLDGS		
(2) ADDRESS 231 W. Fallon Rock Ed	DESCRIPTION OF WORK AND INTENDED USE: Vidu		
(2) TELEPHONE <u>245-6981</u>	Single Farmily Rusidance		
	all existing & proposed structure location(s), parking, setbacks to all eation & width & all easements & rights-of-way which abut the parcel.		
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘		
ZONE RSF-4	Maximum coverage of lot by structures		
SETBACKS: Front	Parking Req'mt		
Side 7' from PL Rear 30' from F	Special Conditions <u>Design Control Committee</u> Legured		
Maximum Height	census <u>[40]</u> traffic <u>63</u> annx#		
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).			
	the information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal to non-use of the building(s).		
Applicant Signature	Date		
Department Approval K. Valda	Date 4-1-98		
Additional water and/or sewer tap fee(s) are required: Y	ESX_ NO W/O No 11115		
Utility Accounting VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	Date 4/198 (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)			

ACCEPTED XV 4-1-98
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
PESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



DENENAY LOCATION
O.K.

De Deliberte 3/27/98