

FEE \$	10 ⁻
TCP \$	0
SIF \$	210 Pd.



BLDG PERMIT NO.	68847
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 401 Alterra TAX SCHEDULE NO. 2945 183 04 014

SUBDIVISION Trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1732

FILING² BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Kreg Oberzfell NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 380 34th, Palisade NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 256 9772 USE OF EXISTING BLDGS Home

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: S/F

(2) ADDRESS Same

(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 _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height _____ CENSUS 1401 TRAFFIC 63 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 2/24/99

Department Approval [Signature] Date 2/26/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #1196 170 88742

Utility Accounting [Signature] Date 2-25-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

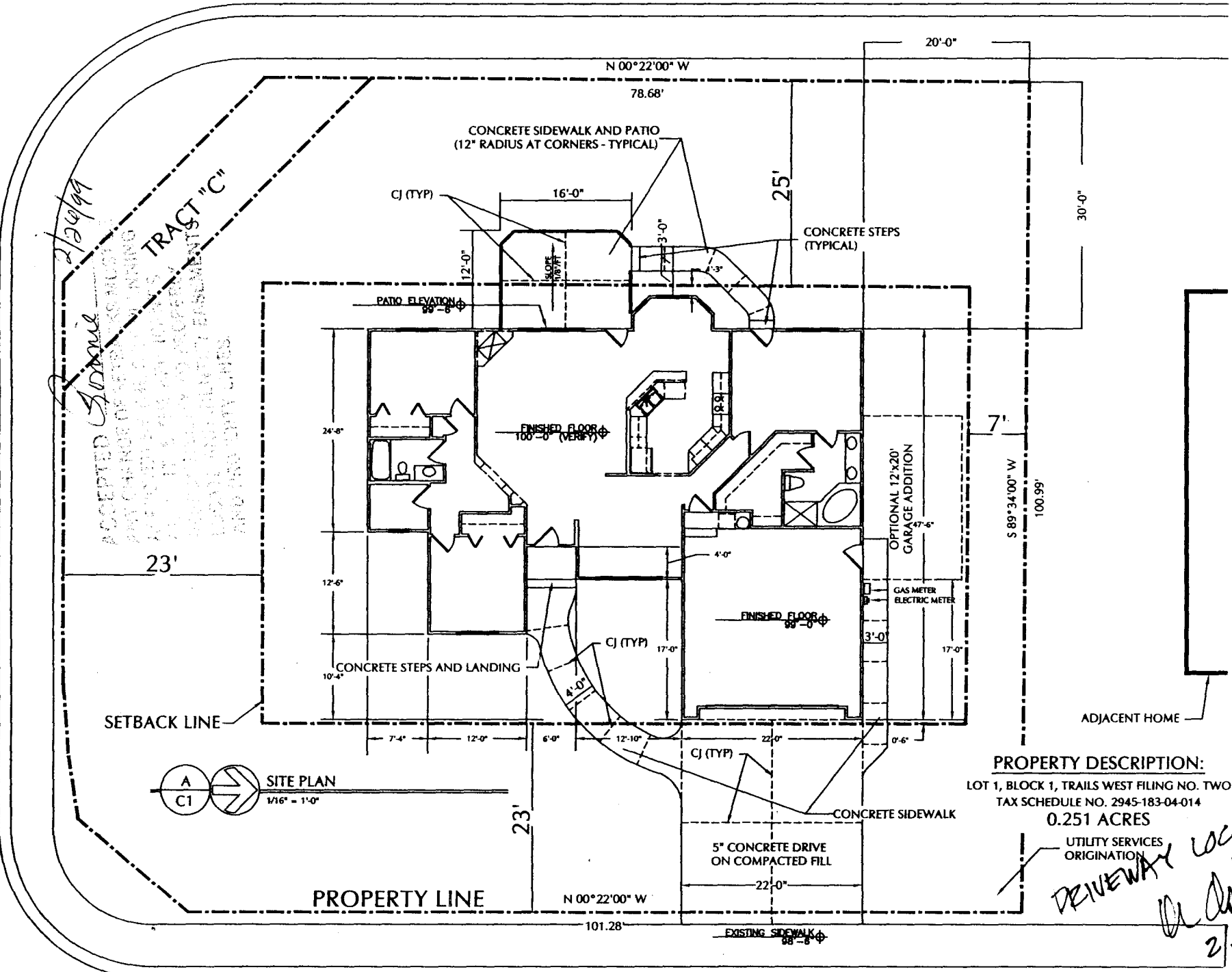
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SOUTH CAMP ROAD

DKO
ARCHITECTURE, P.C.
Grand Junction, Colorado
(970)256-9792

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ALTAMIRA AVENUE



PROPERTY DESCRIPTION:
LOT 1, BLOCK 1, TRAILS WEST FILING NO. TWO
TAX SCHEDULE NO. 2945-183-04-014
0.251 ACRES

UTILITY SERVICES
ORINATION

DRIVEWAY LOCATION O.K.
2/22/99

02/22/99
Plan No.
0827
Sheet No.

OBERGFELL
401 Altamira Court
Grand Junction, CO

C1

ALTAMIRA COU