

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO.	70793
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>2517 Antero Ct.</u>	TAX SCHEDULE NO. <u>2945-227-05-013</u>
SUBDIVISION <u>Matheridge Estates</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2016</u>
FILING BLK <u>2</u> LOT <u>13</u>	SQ. FT. OF EXISTING BLDG(S) <u> </u>
(1) OWNER <u>Ralph C. Felling</u>	NO. OF DWELLING UNITS BEFORE: <u> </u> AFTER: <u> </u> THIS CONSTRUCTION
(1) ADDRESS <u>2517 Antero Ct</u>	NO. OF BLDGS ON PARCEL <u>(House + Garage + Poolhouse)</u>
(1) TELEPHONE <u>970) 257-7711</u>	BEFORE: <u>3</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) APPLICANT <u>Ralph C. Felling</u>	USE OF EXISTING BLDGS <u>Garage + Poolhouse</u>
(2) ADDRESS <u>2517 Antero Ct</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Replace</u>
(2) TELEPHONE <u>970) 257-7711</u>	<u>existing garage + Poolhouse with larger one</u>

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20 ft</u> from property line (PL) or <u>45 ft</u> from center of ROW, whichever is greater	Parking Req'mt <u> </u>
<u>Accessory Structures</u> Side <u>3 ft</u> from PL Rear <u>10 ft</u> from PL	Special Conditions <u> </u>
Maximum Height <u>35 ft 32 ft</u>	CENSUS <u>14.01</u> TRAFFIC <u>95</u> ANNX# <u> </u>

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).

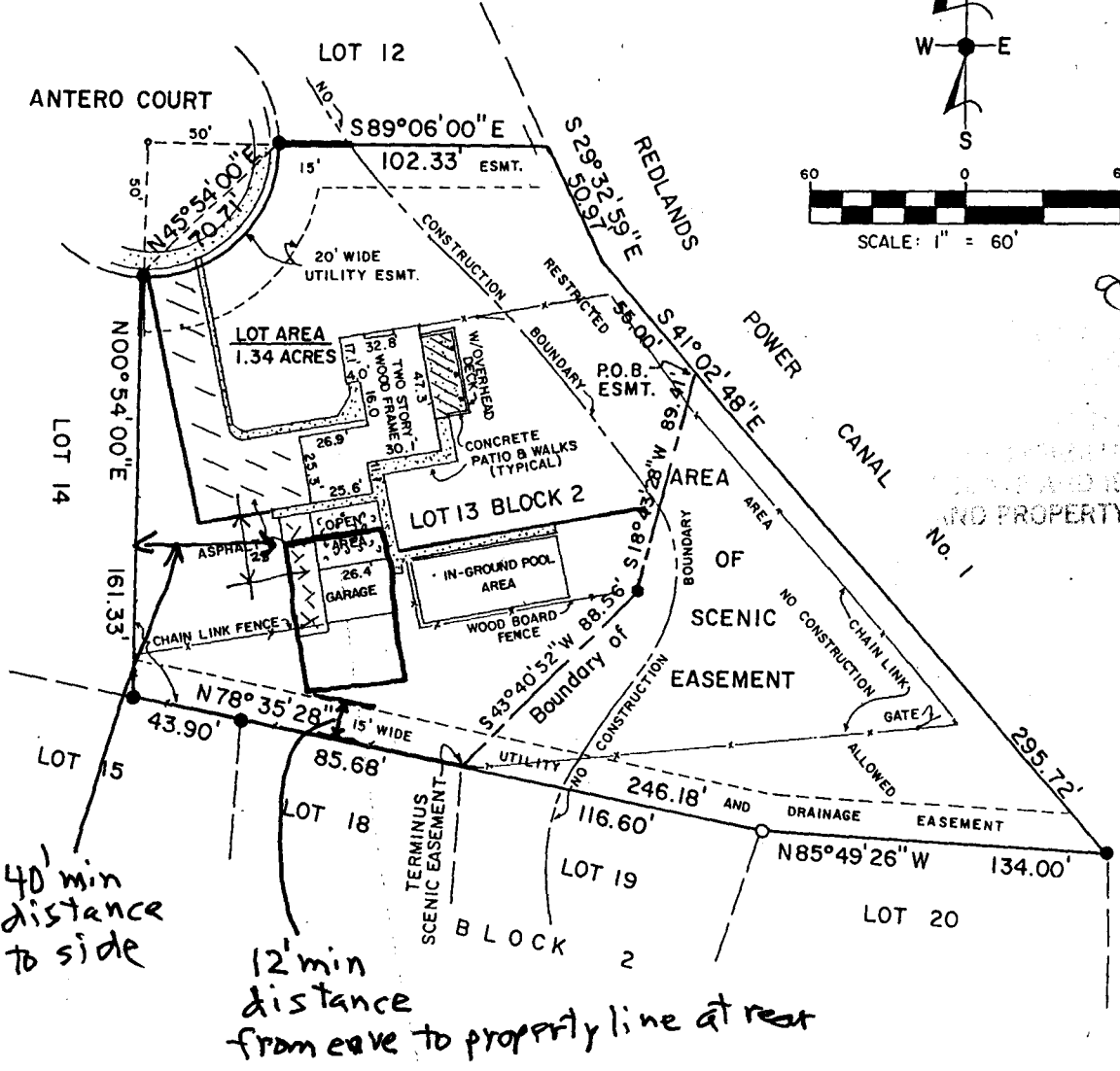
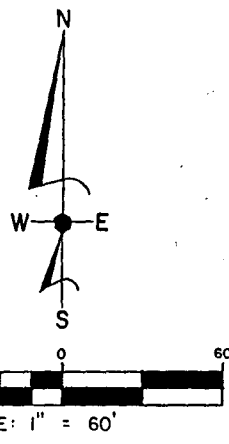
Applicant Signature <u>Ralph C. Felling</u>	Date <u>6/10/99</u>
Department Approval <u>[Signature]</u>	Date <u>6/10/99</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO CHG in USE REMODEL GARAGE ONLY

Utility Accounting <u>Clara Marshall Cole</u>	Date <u>6/10/99</u>
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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)



(AT) 6-10-99
 THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT OF THE CITY OF
 GRAND JUNCTION TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

LEGEND AND ABBREVIATIONS

- Found No.5 Rebar.
 - Found No.5 Rebar with Plastic Cap "MONUMENT PLS 24943".
 - Set No.5 Rebar.
- P.O.B. Point Of Beginning.

SCENIC EASEMENT	
Lot 13, Block 2, Heatheridge Estates Subdivision, City of Grand Junction, County of Mesa, State of Colorado.	
Project No.98107	Scale: 1" = 60' June 14, 1998