

FEE \$	<u>paid - to replace permit issued 7-26-97</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>



BLDG PERMIT NO. <u>71316</u>
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS <u>2294 El Monte Ct.</u>	TAX SCHEDULE NO. <u>2945-071-31-3004</u>
SUBDIVISION <u>Vista Del Rio</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u>
FILING <sup>2</sup> BLK <u>#1</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>Leeds Foyel</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>917 Main St.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970/523-7731</u>	USE OF EXISTING BLDGS <u>New Residential</u>
(2) APPLICANT <u>Leeds Foyel</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Residential</u>
(2) ADDRESS <u>917 Main St.</u>	
(2) TELEPHONE <u>970/240-3545</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>PR 1.86</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>25'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>to replace permit issued 7-26-99</u>
Maximum Height <u>—</u>	CENSUS <u>90</u> TRAFFIC <u>1402</u> ANN# <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>[Signature]</u>	Date <u>8-27-99</u>
Department Approval <u>[Signature]</u>	Date <u>8-27-99</u>

Additional water and/or sewer tap fee(s) are required: YES — NO  W/O No. 12491 paid 7/26/99

Utility Accounting [Signature] Date 8/27/99

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)