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BLDG PERMIT NO. 71919

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 110 MANTLEY HEIGHTS DR. TAX SCHEDULE NO. 2945-121-04-003  
 SUBDIVISION Mantley Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 255  
 FILING BLK — LOT 38 47 SQ. FT. OF EXISTING BLDG(S) 38 x 56 approx.  
 (1) OWNER ELSO H. HAAS NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 110 MANTLEY HEIGHTS DR. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-8194  
 (2) APPLICANT CALVIN CONSTRUCTION USE OF EXISTING BLDGS residence  
 (2) ADDRESS 1020 21 RD FRUITA DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 858-4960 replace existing addition

**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-5 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 Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL  
 Maximum Height 32' CENSUS 6 TRAFFIC 28 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).

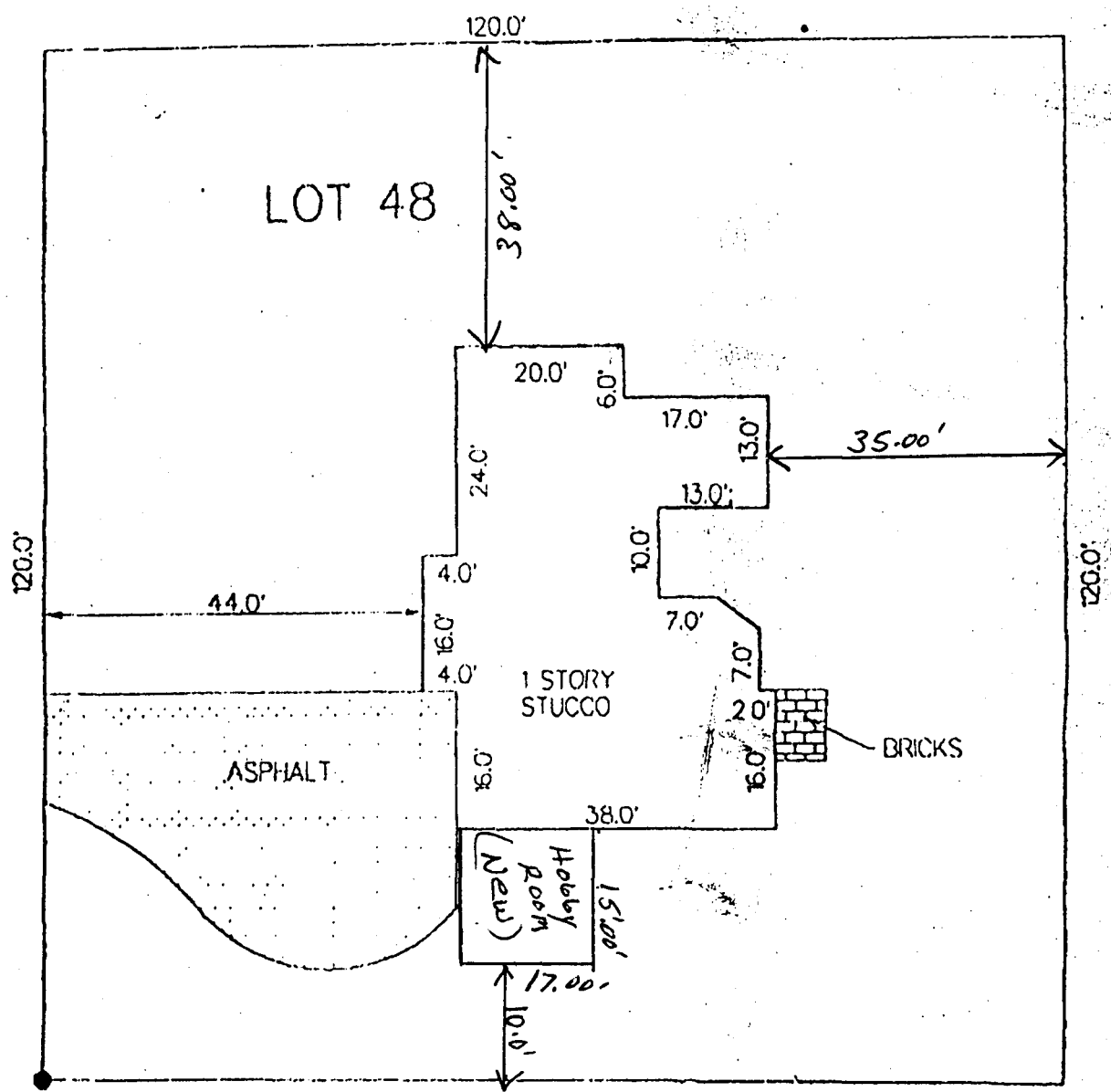
Applicant Signature Scott C. Cahin Corp Date 9-7-99  
 Department Approval Donnie Edwards Date 9-7-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. existing gacet # 43014-7761  
 Utility Accounting Eduncs Date 9/7/99

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)

110 MANTEY HEIGHTS DRIVE



ACCEPTED *Ronnie* 9/7/99  
ANY CHANGES OR CORRECTIONS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND THE APPLICANT'S  
ATTORNEY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES