

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	0



BLDG PERMIT NO. 70318

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2395 Mariposa TAX SCHEDULE NO. 2945-201-11-006
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 sq.ft.
FILING BLK #3/19 LOT 1C SQ. FT. OF EXISTING BLDG(S) none
(1) OWNER Dan + Jami Hallett NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 381 S. Redlands Rd.
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 248.8072 USE OF EXISTING BLDGS -
(2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS as
(2) TELEPHONE above build single family home

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 PR 4 Maximum coverage of lot by structures _____
SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10 from PL Rear 10 from PL
Maximum Height 26 CENSUS 1401 TRAFFIC 96 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 R. J. Hallett Date 5-24-99
Department Approval Bonnie Edwards Date 5/25/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12235

Utility Accounting Tracy Shupe Date 5/25/99

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)

2395 Mariposa

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

- 1. An outline of the **property lines** with dimensions.
- 2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure.
- 3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks).
- 4. All **easements** and **rights-of-way** on the property.
- 5. All **other structures** on the property.
- 6. All **streets** adjacent to the property and street names.
- 7. All existing and proposed **driveways**.
- 8. Location of existing and/or **proposed parking** and **number of spaces**.

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

Connie 5/25/99

