

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 73031



Your Bridge to a Better Community

49701-7566

BLDG ADDRESS 2541 Mayfair Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-112-11-016 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Vanderen Ford Sub Replot TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 1 LOT 18

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER Dean Deaven

(1) ADDRESS 2541 Mayfair

(1) TELEPHONE 970 824 5664

USE OF EXISTING BUILDINGS Home

(2) APPLICANT Carly Haysler

DESCRIPTION OF WORK & INTENDED USE Covering existing patio.

(2) ADDRESS 1935 pal. street St

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970 245-3171

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 35%

SETBACKS: Front 20 from property line (PD) 45 from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 7' from PL, Rear 30 from PL

Parking Req'mt _____

Maximum Height 32'

Special Conditions _____

CENSUS 4 TRAFFIC 25 ANNEX# _____

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 11/23/99

Department Approval [Signature] Date 11/24/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO CHG IN USE
Utility Accounting	<u>[Signature]</u>	Date	<u>11-24-99</u>

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)

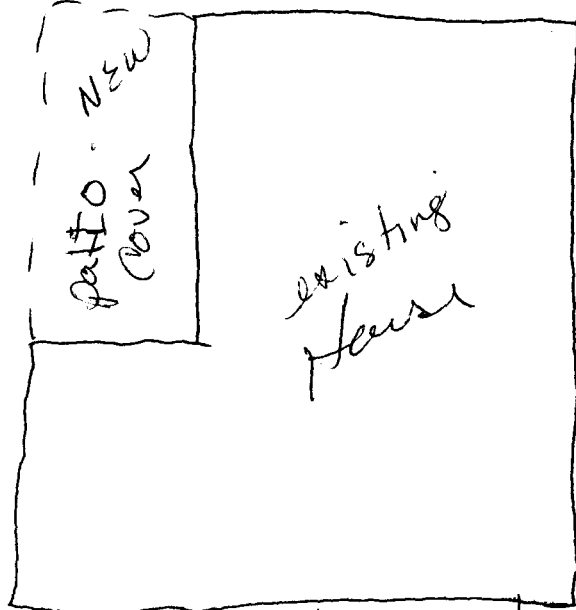
Property line

2541
Mayfair

W

Property line

35



10'

New
patio cover

existing
house

existing
DRIVE

Street

Ronnie 11/24/99

2541 Mayfair Dr.