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|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 0      |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 72625

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2201 Mesalana TAX SCHEDULE NO. 2945-183-04-001  
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2507  
 FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Colorado Classic Builders NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 406 Ridges Blvd #5  
 (1) TELEPHONE 260-2399 or 260-4245 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT S USE OF EXISTING BLDGS N/A  
 (2) ADDRESS A DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE h e new residence

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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 23' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7 from PL Rear 30 from PL  
 Maximum Height 32'  
 CENSUS 1401 TRAFFIC 103 ANN# \_\_\_\_\_

PAID  
 OCT 26 1999  
 CMC

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 10-19-99

Department Approval [Signature] Date 10-26-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 91755

Utility Accounting [Signature] Date 10/26/99

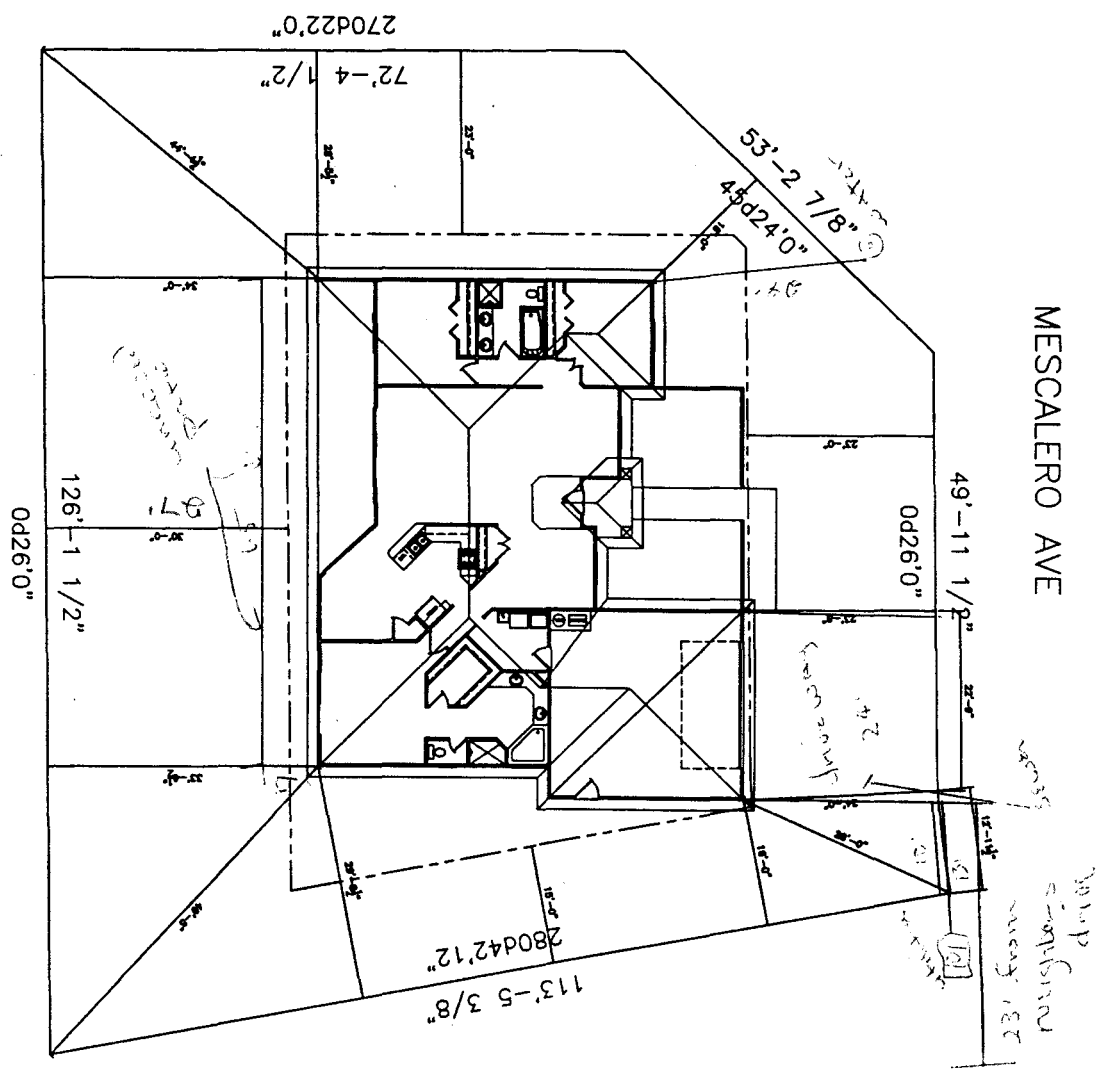
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTES:  
1. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY LOCAL  
AND DISTRICT CODES FOR CONSTRUCTION.

*4/1/18/19*  
*PROJECT COMMENTS*

SOUTH CAMP RD



MESCALERO AVE

TRAILS WEST VILLAGE  
LOT 1  
2201 MESCALERO

10/21/99  
DRIVE O.K.  
*[Signature]*

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