FEE $	*10⁰⁰*
TCP $	
SIF $	*292.00*

BLDG PERMIT NO. *72306*

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

BLDG ADDRESS *391 Mirada Ct*   TAX SCHEDULE NO. *2945-183-02-003*

SUBDIVISION *Trails West*   SQ. FT. OF PROPOSED BLDG(S)/ADDITION *1660*

FILING BLK *3* LOT *1*   SQ. FT. OF EXISTING BLDG(S) *N/A*

(1) OWNER *David Ash*   NO. OF DWELLING UNITS
BEFORE: *1* AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS *3251 Castaneda*

NO. OF BLDGS ON PARCEL
(1) TELEPHONE *970-434-4573*   BEFORE: *1* AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT *David Ash*   USE OF EXISTING BLDGS *Single Family*

(2) ADDRESS *3251 Castaneda*   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE *970-434-4573*   *New Home*

REQUIRED: One plot plan on 8 ½" 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 _____

SETBACKS: Front *23'* from property line (PL)   Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side *7'* from PL   Rear *30'* from PL   Special Conditions _____
Maximum Height _____

CENSUS _____ TRAFFIC _____ ANNX# _____

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 _____   Date *8/11/99*

Department Approval _____   Date *10/19/99*

Additional water and/or sewer tap fee(s) are required: YES *✓* NO _____   W/O No. *12646*

Utility Accounting _____   Date *10/19/99*

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)*

TRACT "A"

PROPERTY LINE

S 56°48'18" E
60.11'

N 75°44'15" E
59.85'

33.88'

S 02°33'04" E
38.61'

12.3

23'-0"

20' IRRIGATION AND UTILITY EASEMENT

4" CONCRETE DRIVE
ON COMPACTED FILL

14' MULTI-PURPOSE EASEMENT

SETBACK LINE

CONCRETE SIDEWALK

Driveway

30'-0"

76.41'

DRIVE

90