

FEE \$	10
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 73411

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

et

Case when Ready

BLDG ADDRESS 2290 El Monte Ct TAX SCHEDULE NO. 2945-071-31-002
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1683 finished 1875 unfinished bsm+
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Mark & Amy Swain NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 650 N. 15th Street, 81501
 (1) TELEPHONE 257-0861 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Constructors West Inc USE OF EXISTING BLDGS single family
 (2) ADDRESS 2818 1/2 North Ave, 81501 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-5457 Construct single family residence

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-1.86 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 15' from PL Rear 25' from PL Special Conditions engineered foundation may be required
 Maximum Height _____ CENSUS 1402 TRAFFIC 90 ANNEX# _____

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 1-4-2000
 Department Approval [Signature] Date 1-5-2000

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12759
 Utility Accounting [Signature] Date 1/4/00

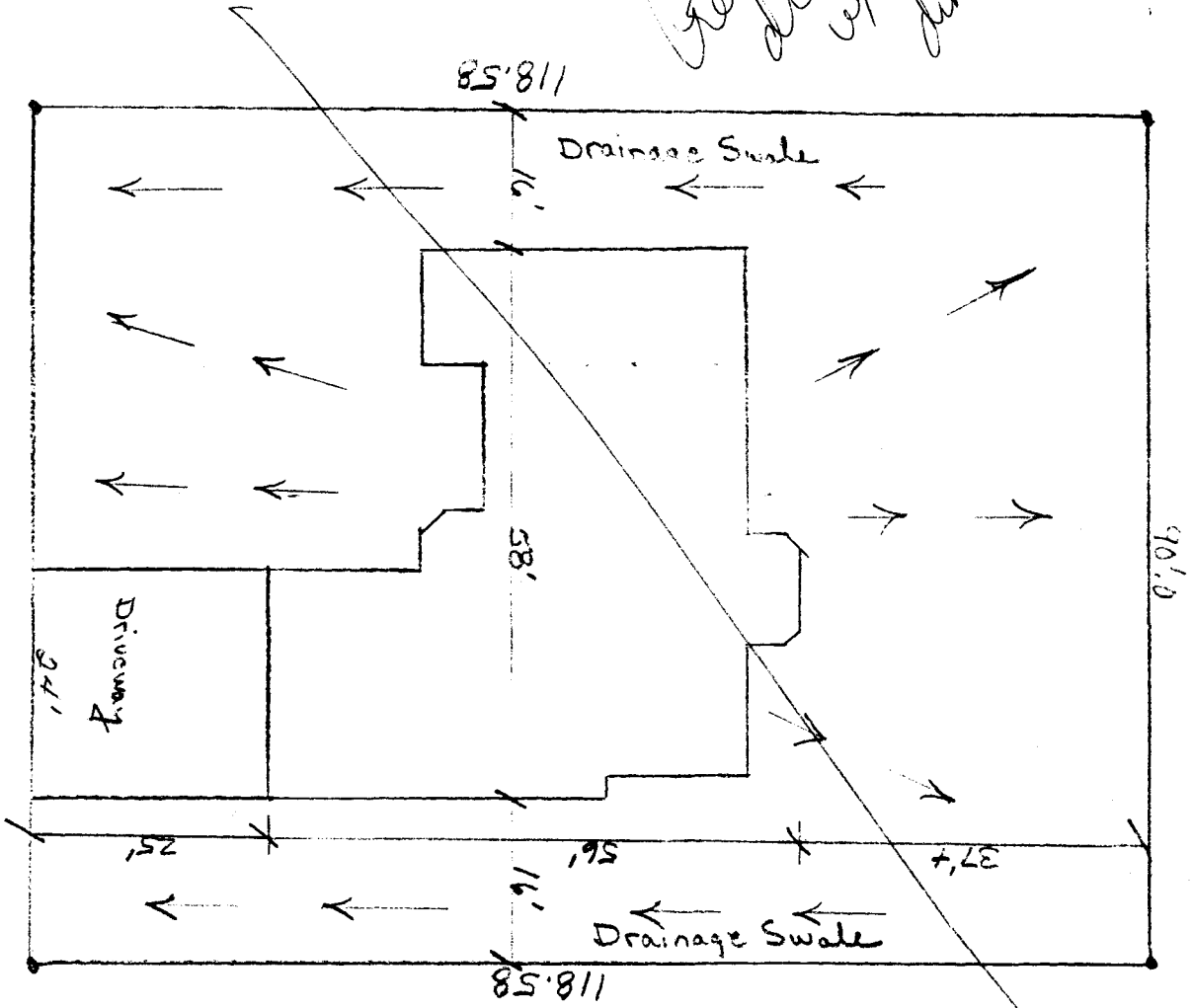
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Revised drawing w/ new dimensions

EL Monte Court

Plot Plan
2290 El Monte Court



OK
1/4/00

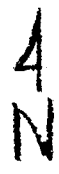
ACCEPTED *Ronnie* 1/5/2000
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Ronnie OK
Trish *Ronnie*
 1-4-2000

2290 El Monte Ct.

Plot Plan
2290 El Monte Court

Revised
drawing
w/ new dimensions



ACCEPTED *Ronnie 1/14/00*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

