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| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |



Handwritten signature/initials

BLDG PERMIT NO. 82644

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 651 Larkspur Lane TAX SCHEDULE NO. 2945-022-11-004
 SUBDIVISION Northfield Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3300
 FILING BLK 1-1 LOT 1 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Edmond Mah NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 744 Wilshire Ct. G.J. 81506 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-9317 USE OF EXISTING BLDGS N/A
 (2) APPLICANT RED HART CONST DESCRIPTION OF WORK AND INTENDED USE: New S/F
 (2) ADDRESS 2320 - E 1/2 Rd. G.J. 81503 Ranch style Residence - 3 car attached
 (2) TELEPHONE 234-0822

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-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 30' from PL
 Maximum Height 35' CENSUS 10 TRAFFIC 20 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 Daniel R. Heanley Date Dec 2, 2001
 Department Approval Pat Budman Date 12-11-01

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 14425
 Utility Accounting Kate Elsbury Date 12/11/01

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)

651 Larkspur Lane

Edmond Mah

260-9317

2945-022-11-004

RED HART CONSTRUCTION, INC.

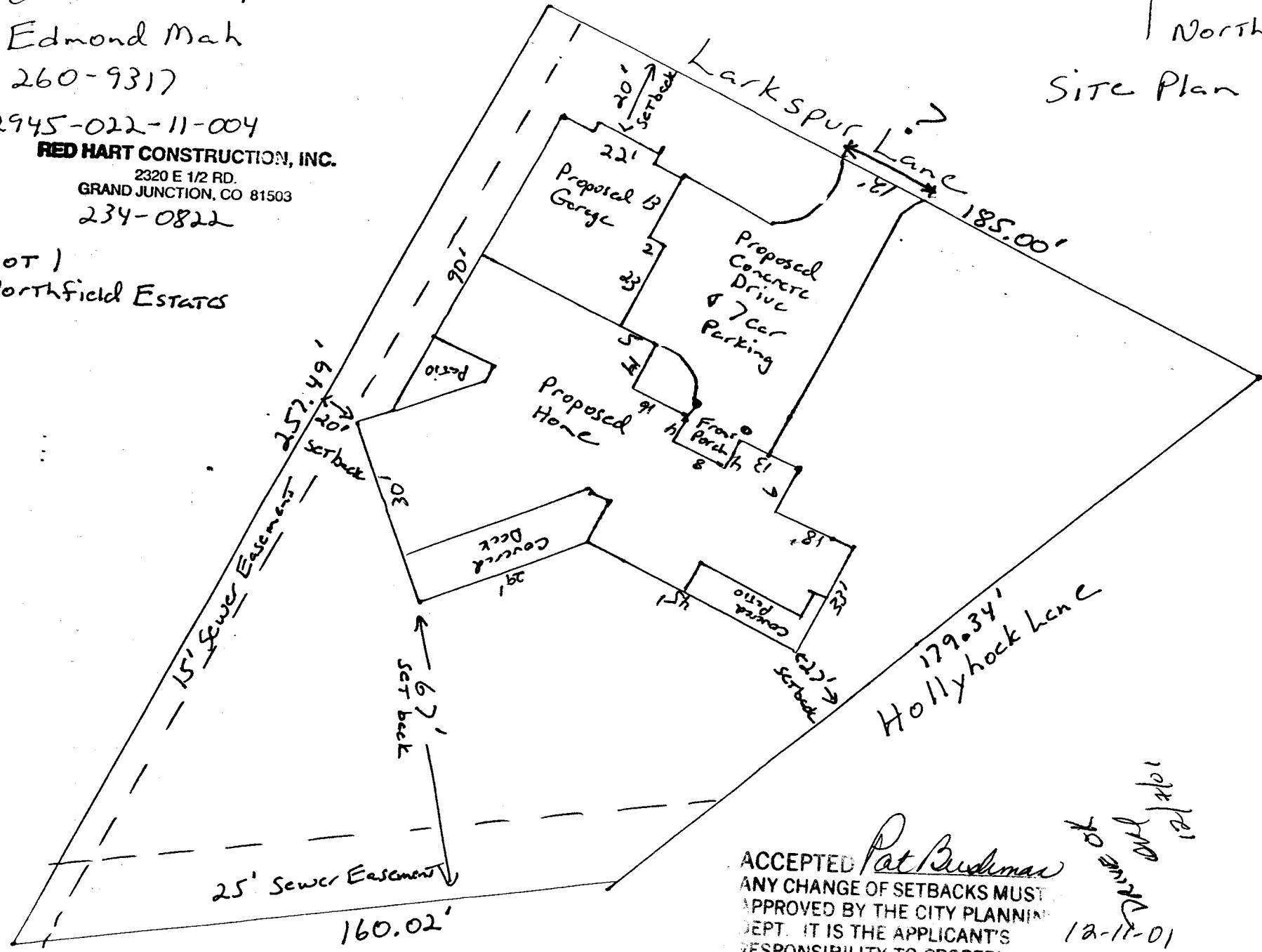
2320 E 1/2 RD.
GRAND JUNCTION, CO 81503

234-0822

LOT 1
Northfield Estates

North

Site Plan



ACCEPTED *Pat Budiman*
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

10/2/01
12-11-01

Canal