

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 60557

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

5001-2770-058

BLDG ADDRESS 378 Hidden Valley Circle TAX SCHEDULE NO. 2945-212-15-028
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 220 (deck)
 FILING _____ BLK _____ LOT 13A SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Mary Jo House NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Same
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Eagle Construction, Inc USE OF EXISTING BLDGS Residence
 (2) ADDRESS 856 Oureay Ave DESCRIPTION OF WORK AND INTENDED USE: 18'x12'
 (2) TELEPHONE 970 242 4389 100' red wood deck w/5 stair landings

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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0'-10' from PL Rear 10' from PL Special Conditions ACCD approval required
 Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANN# _____

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 5-20-97
 Department Approval [Signature] Date 5-27-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no chg in use
 Utility Accounting [Signature] Date 5/27/98

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)



*New
12' x 18'
Deck*

LEIST CONDOMINIUMS

RECPT. NO. -1186687 - 3-21-79
DECL. RECD. B-1192 P-113 THRU P-130

ACCEPTED *mm 5-27-97*
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.

CARY CO
RECPT. NO. -129
DECL. RECD. B-1192
THRU P-790

APL
N0P24
EAST

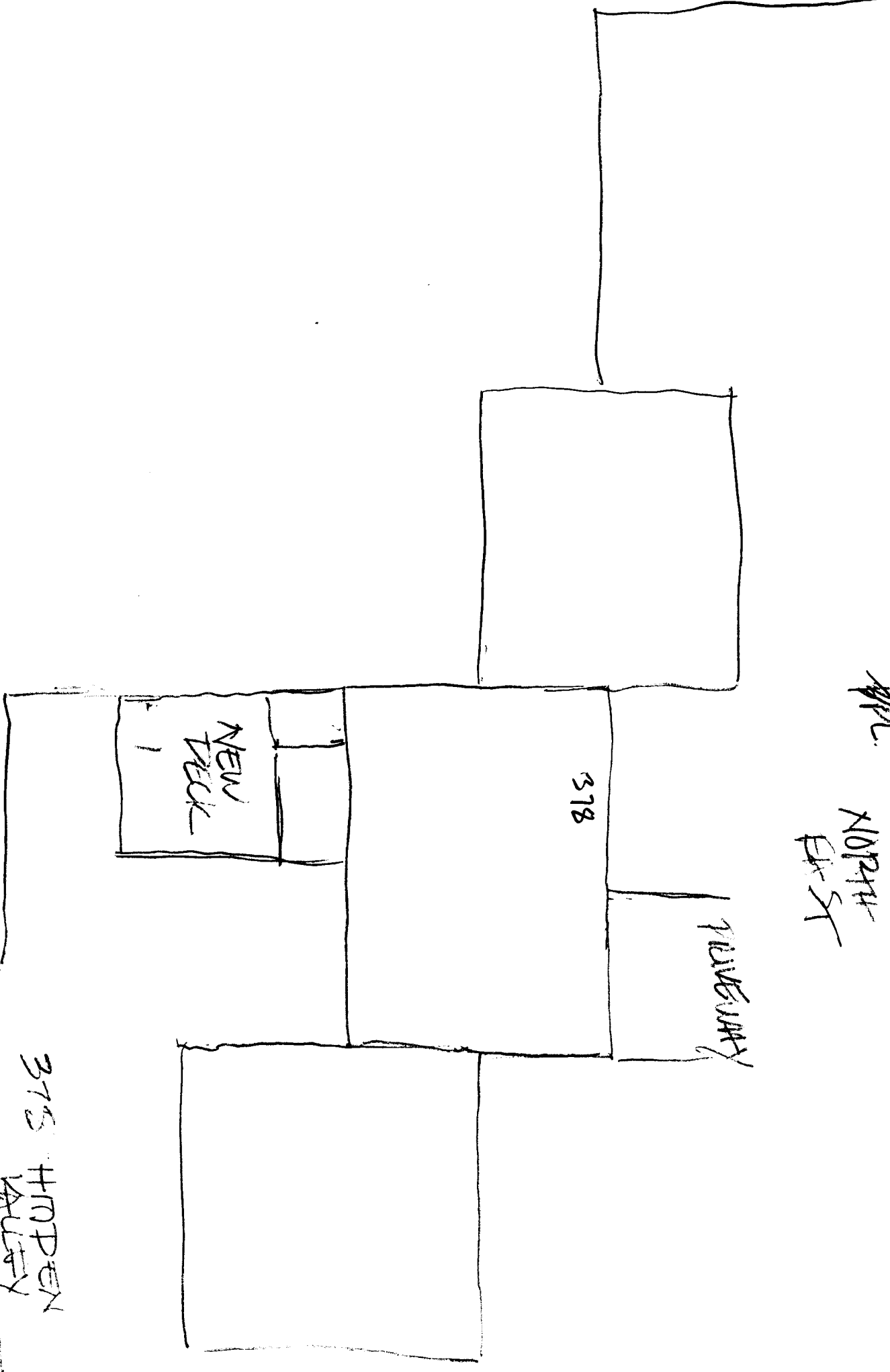
PAVEMENT

378

NEW
TRUCK

375 HINDEN
VALLEY
CIRCULE

APL 6" FENCE



The undersigned is a representative of the Leist Condominium Association, Inc. and does hereby state that he/she has read and does approve attached architectural design which provides for deck structure approximately 12 feet by 18 feet to be constructed at 378 Hidden Valley Circle, Grand Junction, Colorado.

APPROVED AND ACCEPTED:

Jo Ann M. Muehr

WITNESS:

Mary J. House

DATED: May 27, 1997