

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 60899

SIF # 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 543 Pinnacle Court TAX SCHEDULE NO. 2945-083-27-004
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1782
FILING 5 BLK LOT 4 SQ. FT. OF EXISTING BLDG(S)
(1) OWNER ALAN Koos NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 380 Hillview DR NO. OF BLDGS ON PARCEL
(1) TELEPHONE 242-4125 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS Residence
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE same New Resi

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 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 10' from PL Rear 10' from PL Special Conditions EDGE OF DRIVEWAY MUST
BE MIN. 10' FROM PROPERTY LINE
Maximum Height CENSUS TRACT 1401 TRAFFIC ZONE 91

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 Alan J Koos Date 6-20-97

Department Approval Santa J Costello Date 6-25-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10311

Utility Accounting CM Cole Date 6/25/97

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)

