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BLDG PERMIT NO. 65354

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 406 Altimira Ct TAX SCHEDULE NO. 2945-183-04-019
 SUBDIVISION Trail West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1865
 FILING 2 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S)
 (1) OWNER Ron Lappi NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS
 (1) TELEPHONE NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Chris Kinchuck Const. USE OF EXISTING BLDGS Single Family Res.
 (2) ADDRESS 231 W. Fallen Rock Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-8987

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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions
 Maximum Height 32' CENSUS 1401 TRAFFIC 63 ANNX#

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 6-4-98
 Department Approval [Signature] Date 6-4-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11345
 Utility Accounting [Signature] Date 6-4-98

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)

