

FEE \$	<u>N/C</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>



BLDG PERMIT NO. 64917

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2416 Hidden Valley #2 TAX SCHEDULE NO. 2945-212-14-043
 SUBDIVISION Ridges - Amarron Condos SQ. FT. OF PROPOSED BLDG(S)/ADDITION 128 sq. ft.
3rd Amended
 FILING _____ BLK lot Bld 3 #2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Ray H. Poarch NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 881
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Ray H. Poarch USE OF EXISTING BLDGS home
 (2) ADDRESS P.O. Box 881 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-3105 room addition

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 10' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 25' 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).

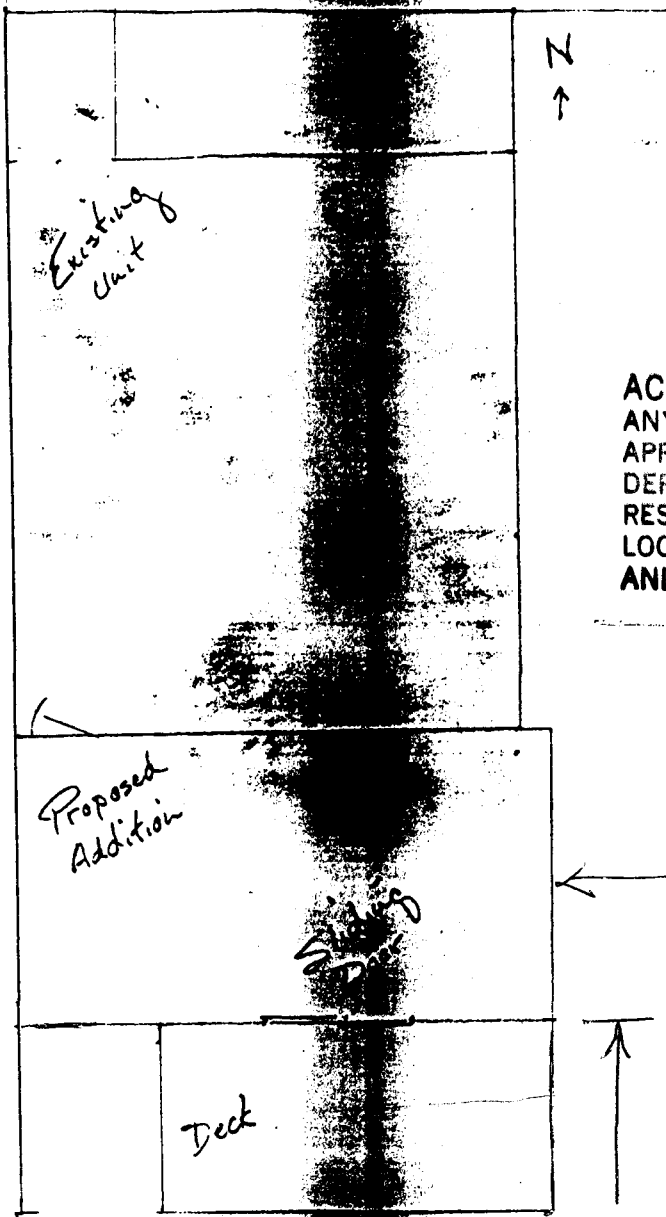
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ray H. Poarch Date 4/21/98
 Department Approval Senita J. Castello Date 4-22-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting [Signature] Date 4/22/98

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)

Top View



ACCEPTED SLC 4-22-98
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.

← 20' →

↑ 20' ↓