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BLDG PERMIT NO. 05057

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2067 Rim Shadow Ct TAX SCHEDULE NO. 2947-271-06-048

SUBDIVISION Links SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 3 BLK — LOT 8 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Chet Allen / Janet Gardner NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2067 Rim Shadow Ct NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE — USE OF EXISTING BLDGS None

(2) APPLICANT Harvey L. Wicker DESCRIPTION OF WORK AND INTENDED USE: —

(2) ADDRESS 2069 Coyote Ct

(2) TELEPHONE 256-0555 Wall

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 4.4 Maximum coverage of lot by structures —

SETBACKS: Front 15' from property line (PL) Parking Req'mt —
or — from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions —

Maximum Height —

CENSUS 1401 TRAFFIC 65 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 Harvey L. Wicker Date 6/12/98

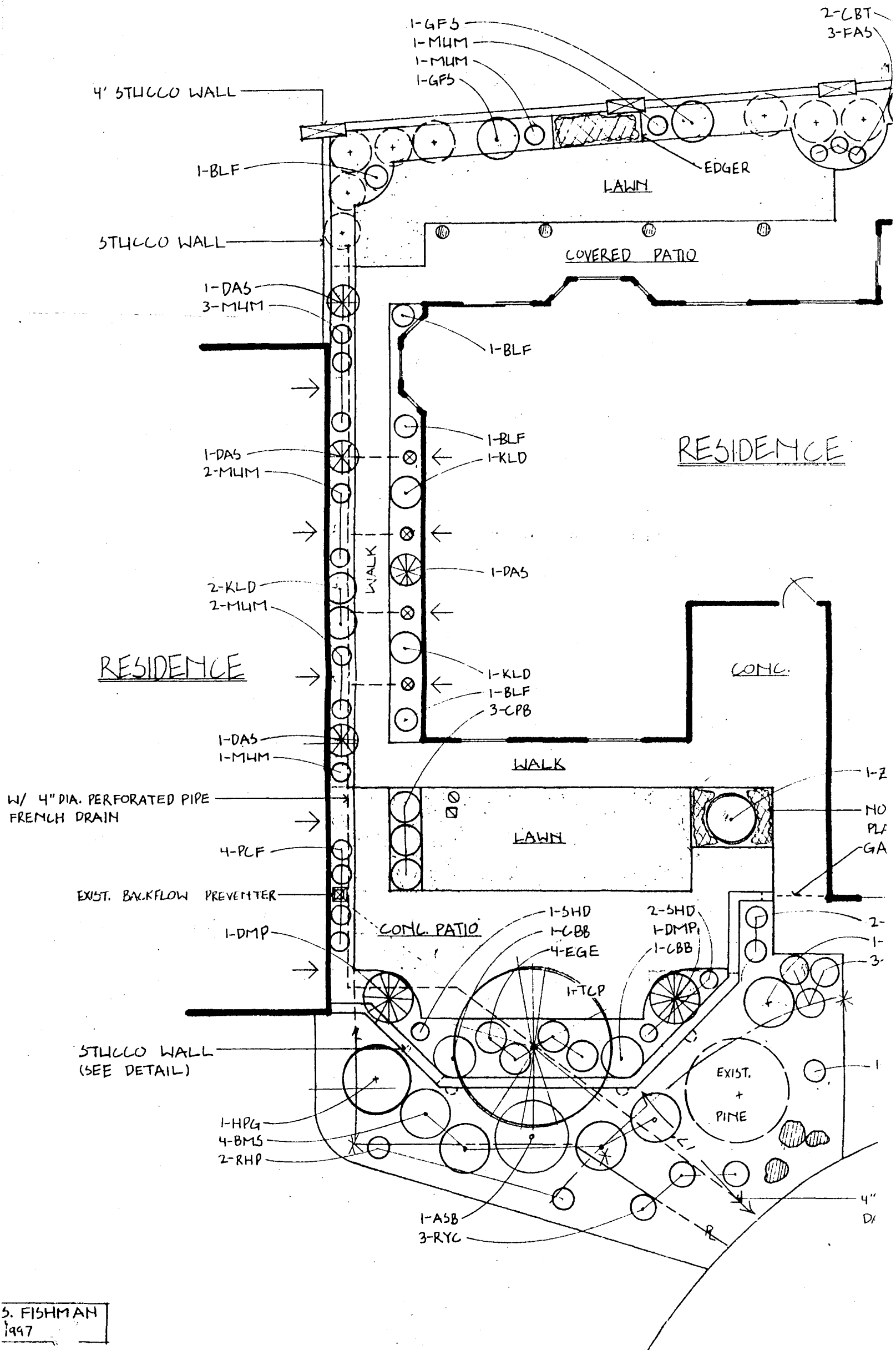
Department Approval Antonia J. Castella Date 6-12-98

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

Utility Accounting R. Raymond Date 6/12/98

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)



S. FISHMAN
1997