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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | NA    |
| SIF \$ | NA    |



BLDG PERMIT NO. 68938

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

PDR-1997-201

BLDG ADDRESS 3203 N. 15th TAX SCHEDULE NO. 2945-013-13-009  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER HILLTOP COMM. RES. NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 1331 HERMOSA NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 242-4400 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT FCI CONST. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 507 FRUITVALE CT \_\_\_\_\_  
 (2) TELEPHONE 434-9093 Construct Fountain

**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 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt NA  
 Side \_\_\_\_\_ from PL Rear NA from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 3/2/99  
 Department Approval [Signature] Date 3/2/99

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

Utility Accounting [Signature] Date 3/2/99

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)