

FEE \$	10. —
TCP \$	500. —
SIF \$	292. —



BLDG PERMIT NO. 68950

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 399 BUTTE CT. TAX SCHEDULE NO. 2945-174-41-006

SUBDIVISION COBBLESTONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588 SF

FILING/BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER MARC WAGNER NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 104 SO. RUSSEY CT.

(1) TELEPHONE (910) 285-1390 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT (SAME) USE OF EXISTING BLDGS N/A

(2) ADDRESS Parachute CO 81635 DESCRIPTION OF WORK AND INTENDED USE:
well

(2) TELEPHONE 4260-1061 RESIDENTIAL - SINGLE FAMILY

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 2
 or from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions

Maximum Height 14' CENSUS 401 TRAFFIC 90 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 Marc Wagner Date 3.3.99

Department Approval X. Valdez Date 3-8-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #12002 + 1288905

Utility Accounting Cherhardson Date 3-8-99

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)

