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SIF \$	—



BLDG PERMIT NO. 69650

94

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

BLDG ADDRESS 670 KAPOTA ST. TAX SCHEDULE NO. 2945.031.43.009

SUBDIVISION VALLEY MEADOWS EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1500~~ 2116 SQ. FT.

FILING ³ BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1500 A

(1) OWNER KEN + DEB HILDEBRANDT NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 670 KAPOTA ST. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE (970) 263-0073 USE OF EXISTING BLDGS PERSONAL RESIDENCE

(2) APPLICANT KEN HILDEBRANDT DESCRIPTION OF WORK AND INTENDED USE: BUILD

(2) ADDRESS 670 KAPOTA ST. AN 18'x12' POOL CHANGE BUILDING

(2) TELEPHONE (970) 263-0073

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 RB-293 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 3' from PL Rear 3' from PL Special Conditions —

Maximum Height 32' CENSUS — TRAFFIC — ANN# —

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 Kenneth C. Hildebrandt Date 4/9/99

Department Approval A. Valdez Date 4-10-99

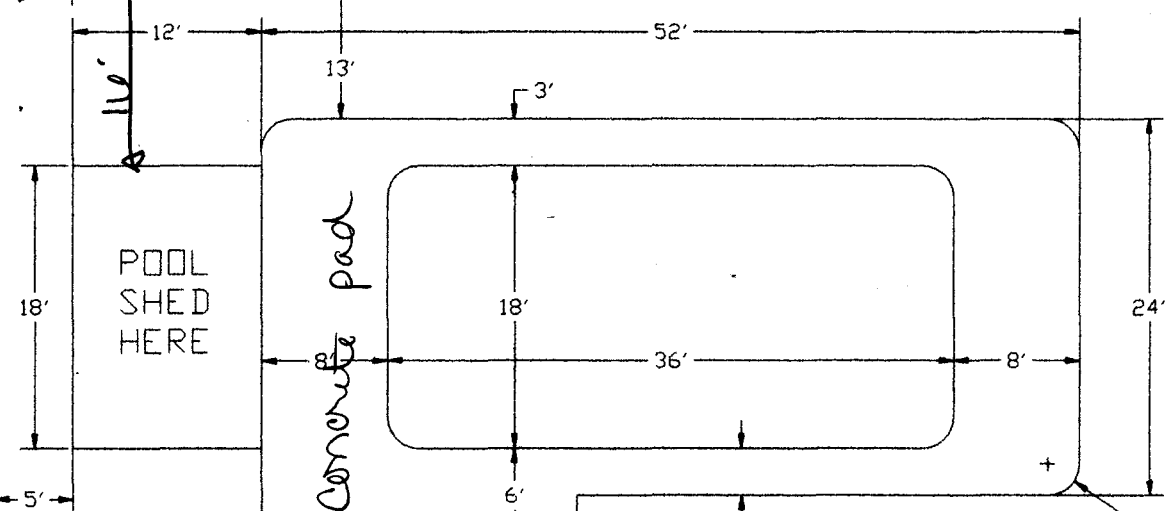
Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No 18125-11634 TR 59323

Utility Accounting Chad Brown Date 4-16-99

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)

5' G.V. IRRIGATION COMPANY EASEMENT



5' MULTI-PURPOSE EASEMENT

ACCEPTED *KV 4-16-99*
 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.

KEN & DEB
 HILDEBRANDT
 670 KAPOTA ST.
 GR. JNCT., CO.
 81505
 263-0073

14' MULTI-PURPOSE EASEMENT

Kapota St
 85'

114'