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| FEE \$ 10.00 |
| TCP \$ 0 |
| SIF \$ 292.00 |

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

BLDG PERMIT NO. 71920



Your Bridge to a Better Community

BLDG ADDRESS 2179 REDCLIFF DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2401
 TAX SCHEDULE NO. 2947-351-18-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2401 #
 FILING 6 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER KENT FABERGER NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2411 HIDDEN VALLEY DR #A USE OF EXISTING BUILDINGS none
 (1) TELEPHONE 245 8109 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT CALVIN CONSTRUCTION TYPE OF HOME PROPOSED:
 (2) ADDRESS 1020 21 RD FRIETH CO. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 858-4900 _____ Other (please specify) _____

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-2 Maximum coverage of lot by structures —
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 20 1/2' from PL, Rear 25' from PL Parking Req't
 Maximum Height per covenants Special Conditions Easement restriction
 CENSUS 1401 TRAFFIC 64 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 [Signature] Date 9-21-99
 Department Approval [Signature] Date 10/4/99

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|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>12609</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>10/4/99</u> |

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)

