

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

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

BLDG PERMIT NO. 75931



Your Bridge to a Better Community

BLDG ADDRESS 383 Lino Kilm Wy. SQ. FT. OF PROPOSED BLDGS/ADDITION 2800

TAX SCHEDULE NO. 2947-351-29-005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2800

FILING 8 BLK 3 LOT 5 NO. OF DWELLING UNITS:

(1) OWNER Hooper Before: 0 After: 1 this Construction

(1) ADDRESS 383 Lino Kilm Wy. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE _____ Before: _____ After: _____ this Construction

(2) APPLICANT Chris Kendrick Const. USE OF EXISTING BUILDINGS _____

(2) ADDRESS 231 W. Fallen Rock Rd 65 DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) TELEPHONE 245-8987 TYPE OF HOME PROPOSED:

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 PD Maximum coverage of lot by structures 30%

SETBACKS: Front 30 from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 15 from PL, Rear 25 from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC 6A 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 _____ Date 7-15-2000

Department Approval Kristen T. Adams Date 6/28/00

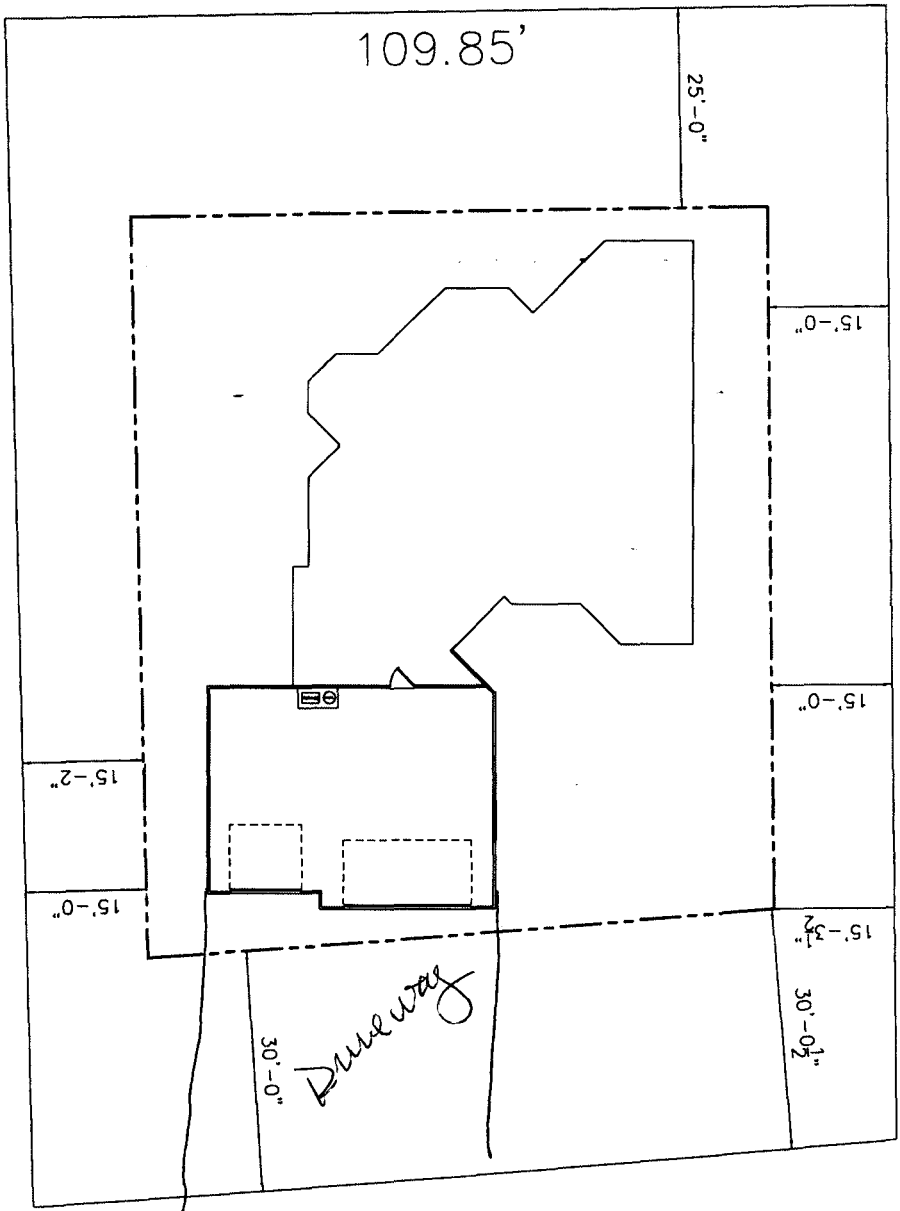
Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>13213</u>
Utility Accounting <u>Adams</u>		Date <u>7-19-00</u>	

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)

NOTICE: I, IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED *C. Jaye Subser 7/19/00*
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.



N89°25'59"E 141.65'

N88°39'59"E 147.85'

Block 3
Lot 5
0.362 ACRES

383 LIME KILN Way

*setbacks okay
KPA 6/28/00*

*Dave Ok
EH
6/28/00*

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

PLLOT PLAN