

| |
|--------------------------------|
| FEE \$ <u>10⁰⁰</u> |
| TCP \$ <u>—</u> |
| SIF \$ <u>292⁰⁰</u> |

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

BLDG PERMIT NO. 70557



Your Bridge to a Better Community

BLDG ADDRESS 391 Lime Kiln Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2660 sq FT.
 TAX SCHEDULE NO. 2947-351-29-003 SQ. FT. OF EXISTING BLDGS 0.
 SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2660 sq FT.
 FILING 8 BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Donald W. Hofius
 (1) ADDRESS 2515 SNOWMASS CT.
 (1) TELEPHONE 255-1940
 (2) APPLICANT Donald W. Hofius
 (2) ADDRESS 2515 SNOWMASS CT.
 (2) TELEPHONE 255-1940
 USE OF EXISTING BUILDINGS —
 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 PD 2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES _____ 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 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 8-28-00
 Department Approval [Signature] Date 9-11-00

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | W/O No. <u>13371</u> |
| Utility Accounting | <u>D Overholt</u> | | Date <u>9-11-00</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)

REQUIRED OFFSETS

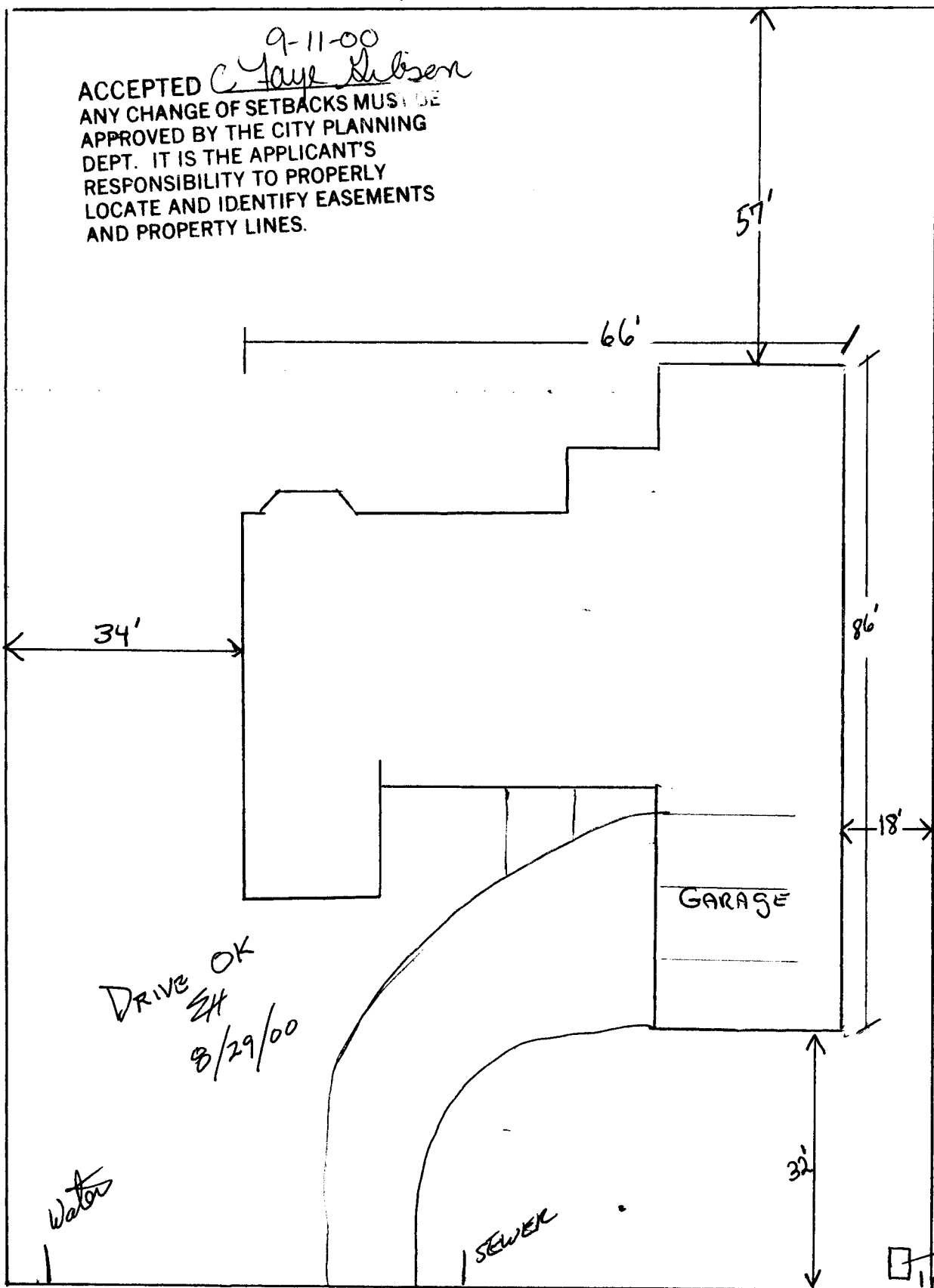
- F-30'
- R-25'
- S-15'

REAR

118'

9-11-00
 ACCEPTED *C. Jaye Nelson*
 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.

175



175'

DRIVE OK
 SH
 8/29/00

391 LIME Kiln Way
 Filing 8
 Block 3
 Lot 3

118'
 FRONT