

FEE \$	10.00
TCP \$	—
SIF \$	292.00

New Home

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74209



Your Bridge to a Better Community

BLDG ADDRESS 395 Lime Kiln Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1932

TAX SCHEDULE NO. 2947-351-29-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 1932

FILING 8 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER ACCI 2000 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 511 Clifton Co USE OF EXISTING BUILDINGS Residential
81520

(1) TELEPHONE 434 7808 DESCRIPTION OF WORK & INTENDED USE New Construction
Site Built

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 30%

SETBACKS: Front 30' from property line (PL) ES=20' (off Lime Kiln Way)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

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

Maximum Height 32' Special Conditions Exterior Side is 20'

CENSUS 1401 TRAFFIC 64 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).

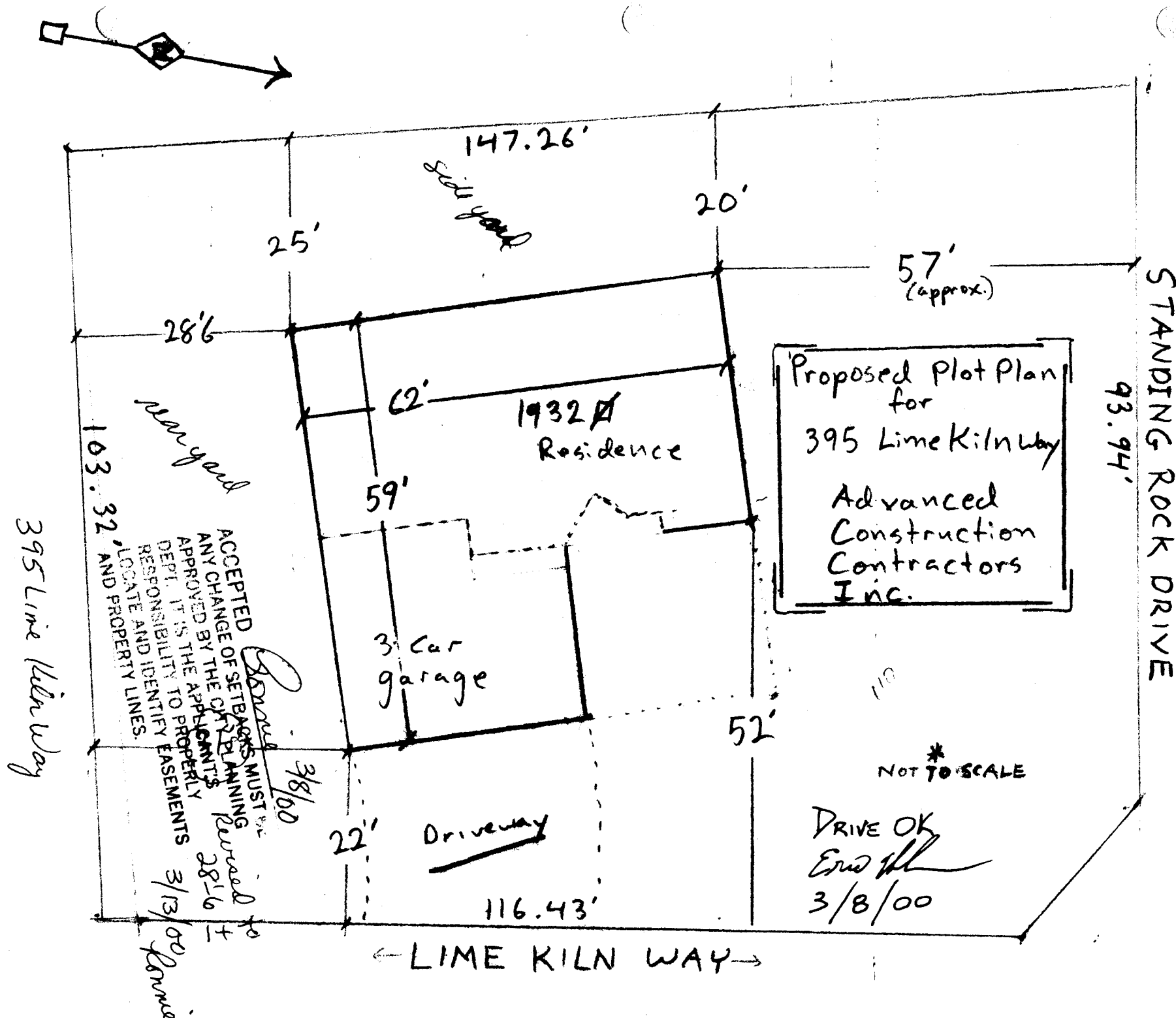
Applicant Signature Chris Williams Date 3-8-00

Department Approval Ronnie Edwards Date 3-8-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12924</u>
Utility Accounting <u>CM Cole</u>	Date <u>3/8/00</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)



395 Lime Kiln Way

ACCEPTED
 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.
 3/13/00
 3/8/00
 28'-6"

Proposed Plot Plan
 for
 395 Lime Kiln Way
 Advanced
 Construction
 Contractors
 Inc.

* NOT TO SCALE

DRIVE OK
 Eric [Signature]
 3/8/00

← LIME KILN WAY →