

FEE \$	10.00
TCP \$	
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 78490



Your Bridge to a Better Community

BLDG ADDRESS 387 Lime Kiln Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2525

TAX SCHEDULE NO. 2947-351-29-004 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 8 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Dave BAGO NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 2141 Redcl. Ct Cir USE OF EXISTING BUILDINGS New Res

(1) TELEPHONE 234-2222 DESCRIPTION OF WORK & INTENDED USE New Res

(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 PD 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 \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 024 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 1-23-01

Department Approval [Signature] Date 1-25-01

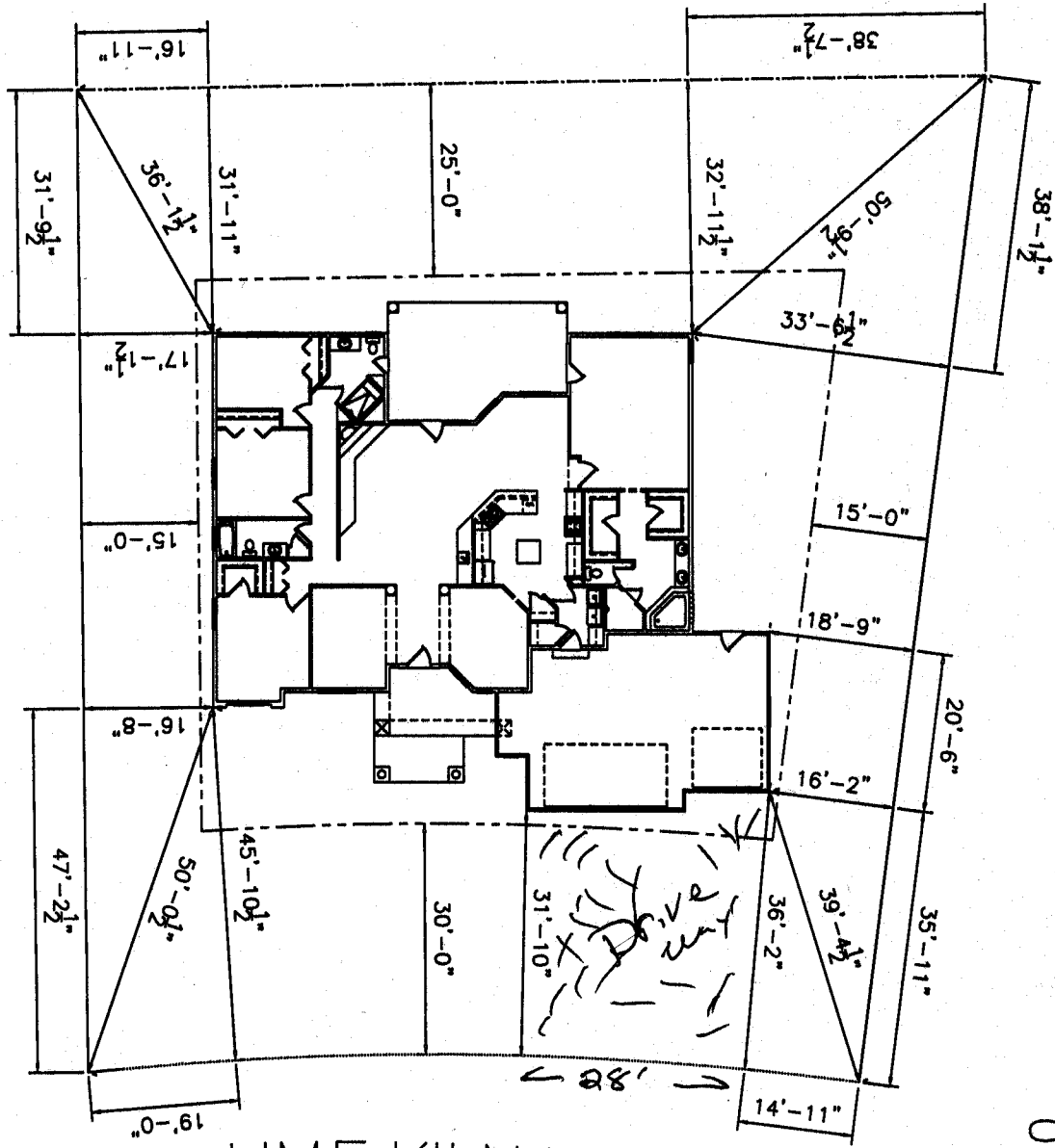
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1378</u>
Utility Accounting <u>[Signature]</u>		Date <u>1/26/06</u>	

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)

1. IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY CORNER AND EASEMENT MARKS TO CONSTRUCTION.

ACCEPTED *Alshie Dragon 1/25/01*  
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.



LIME KILN WAY

DRIVE OK  
DRP  
1/24/01

Block 3  
Lot 4  
0.351 ACRES