

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 79601



Your Bridge to a Better Community

BLDG ADDRESS 334 Red Cliff Ct - SQ. FT. OF PROPOSED BLDGS/ADDITION 4300

TAX SCHEDULE NO. 2949-351-19-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 4300

FILING 4 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2499 Hwy 6 + 50
G.J. CO. 81505 USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 243-0454 DESCRIPTION OF WORK & INTENDED USE _____

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

(2) ADDRESS 153 Stepping Stone
Clifton, CO 81520 (2) TELEPHONE 256-4640

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 30' from PL Parking Req't 2

Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC 604 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).

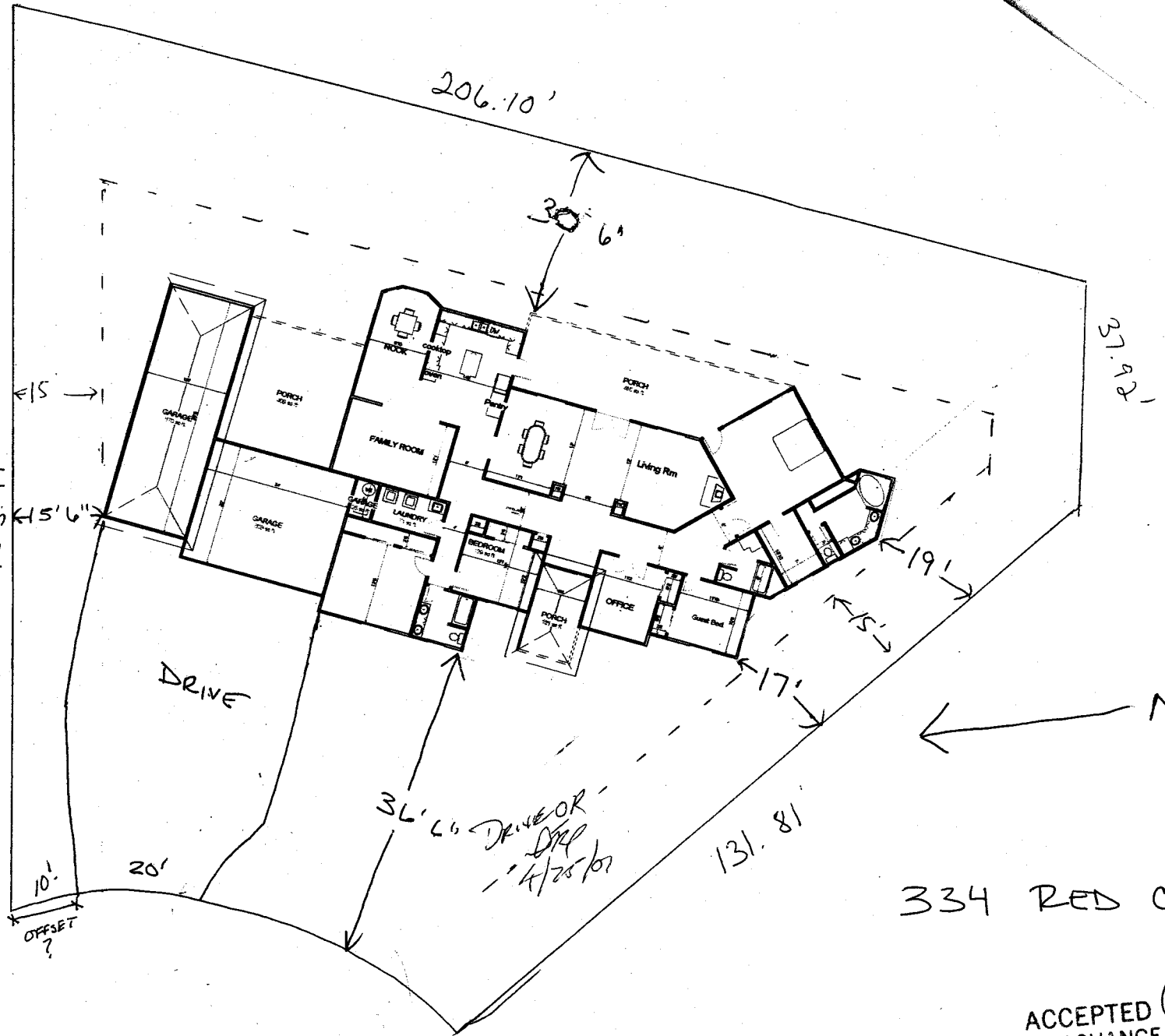
Applicant Signature Fred Schwartz Date 4/24/01

Department Approval Ronnie Edwards Date 4/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13938</u>
Utility Accounting	<u>Start</u>	Date	<u>4/30/01</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)



334 Red Cliff Ct.

ACCEPTED *C. J. J. 4/30/07*
 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.