

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 78905



Your Bridge to a Better Community

BLDG ADDRESS 454 SNOW MESA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3213

TAX SCHEDULE NO. 2947-272-00-044 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 3213

FILING 6 BLK _____ LOT 34

(1) OWNER GREG DUFF NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 2099 K Rd, FRUITA NO. OF BUILDINGS ON PARCEL:
Before: 0 After: 1 this Construction

(1) TELEPHONE 858-1490 USE OF EXISTING BUILDINGS _____

(2) APPLICANT GREG DUFF DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME

(2) ADDRESS 2099 K Rd, FRUITA TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 858-1490

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 _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

SE side 4' Parking Req'mt 2

NW Side 15' from PL, Rear 10' from PL Special Conditions _____

Maximum Height 18' CENSUS 1401 TRAFFIC cell 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 Gregory Duff Date 3/9/01

Department Approval Aisha Hagan Date 3/14/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13815</u>
Utility Accounting	Date <u>3/14/01</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

