

FEE \$	10.00
TCP \$	—
SIF \$	14 —



BLDG PERMIT NO.	84413
-----------------	-------

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>689 Cascade Drive</u>	TAX SCHEDULE NO. <u>2945-021-00-060</u>
SUBDIVISION <u>NA</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1075 sq'</u>
FILING BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>3107 sq'</u>
(1) OWNER <u>Mark and Sarah Luker</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>689 Cascade Drive</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>263-4197</u>	USE OF EXISTING BLDGS <u>residence</u>
(2) APPLICANT <u>Hilgenfeld Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>683 25 Road GJ CO</u>	
(2) TELEPHONE <u>243-4048</u>	<u>Addition to residence of 1075 sq'</u>

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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30</u>
SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Special Conditions _____
Maximum Height <u>35'</u>	CENSUS <u>10</u> TRAFFIC <u>20</u> 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 <u>Willie Hilgenfeld</u>	Date <u>5/15/02</u>
Department Approval <u>Tristen K. Culbert</u>	Date <u>5/15/02</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting <u>Tristen K. Culbert</u>	Date <u>5/15/02</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)

