

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. <u>89106</u>



Your Bridge to a Better Community

13295-8332 (now utd) Septic System no sewer

BLDG ADDRESS 602 MEANDER DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1480

TAX SCHEDULE NO. 2945-034-03-002 SQ. FT. OF EXISTING BLDGS 2520

SUBDIVISION HILLTOP HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 4000

FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER John + Bonnie Harris NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 602 MEANDER DRIVE USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 243-8815 DESCRIPTION OF WORK & INTENDED USE ADDITION - RESIDENTIAL

(2) APPLICANT Richard WEBER TYPE OF HOME PROPOSED:
WEBER BUILT GEN. CONTRACTORS Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 6800 REEDER MESA

(2) TELEPHONE 245-6782

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 RSF-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15/3 from PL, Rear 30/10 from PL Parking Req'mt 2

Maximum Height 35 Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Richard Weber Date 4-24-03

Department Approval Misha Magon Date 4/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>As indicated</u>	Date <u>4-25-03</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)

ACCEPTED *Alster Wagner 4/25/03*
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.

