

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

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

BLDG PERMIT NO. 89695



Your Bridge to a Better Community

②

BLDG ADDRESS 808 Tahiti Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 224 sq'
 TAX SCHEDULE NO. 2701 264 06 004 SQ. FT. OF EXISTING BLDGS 1539 sq'
 SUBDIVISION Paradise Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 1763 sq'
 FILING 2 BLK 5 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Durkop, Gerald and Barbara
 (1) ADDRESS 808 Tahiti Drive USE OF EXISTING BUILDINGS residence
 (1) TELEPHONE 241 5712 DESCRIPTION OF WORK & INTENDED USE Adding a 16X14 shop and 12X12 patio
 (2) APPLICANT Hilgenfeld Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 683 25 Road Grand Jct CO Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 243 4048 Other (please specify) _____

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-4 Maximum coverage of lot by structures 5090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES ___ NO X
 or ___ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' 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 [Signature] Date 5-29-03
 Department Approval [Signature] Date 5/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/29/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

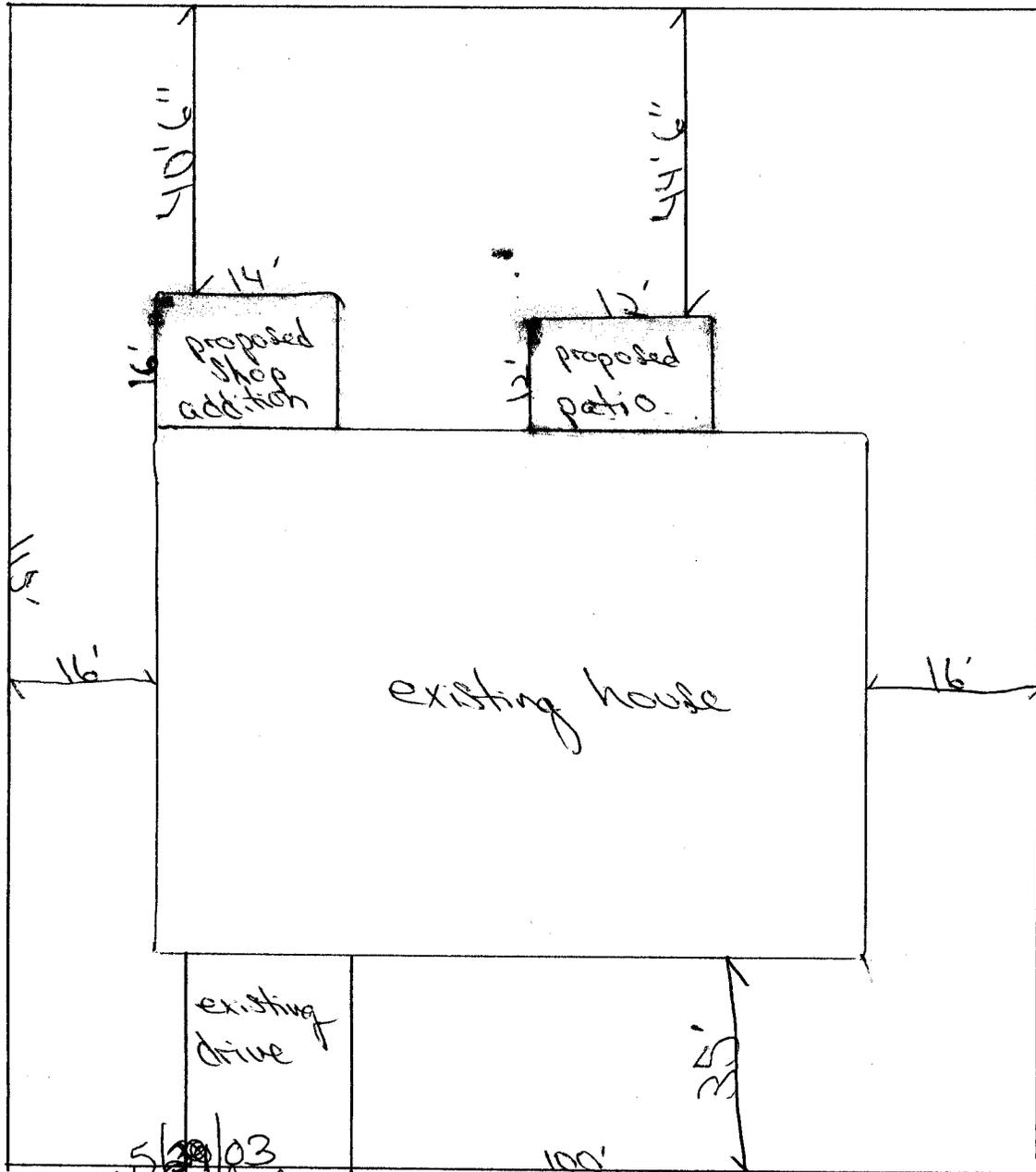
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HILGENFELD CONSTRUCTION

683 25 Rd., Grand Junction, CO 81505

Premium Custom Homes

970-243-4048 • Fax 970-243-7434



ACCEPTED *C. Jay Gibson*
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.

FOR Tahiti Drive