

FEE \$	10.00
TCP \$	1,000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

②

BLDG ADDRESS 548 Hoover Ct SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 294309479001 SQ. FT. OF EXISTING BLDGS 8,552

SUBDIVISION Fruitvale Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2649 S.F.

FILING NA BLK 2 LOT 31

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) OWNER Red Rock Const
of the western slope

(1) ADDRESS 3220 Eld - 6J USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 970-261-4486 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Red Rock Const
of the western slope

(2) ADDRESS 3220 Eld - 6J TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 970-261-4486

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 _____

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

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Engineered Foundation Req'd

CENSUS C 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 Jay Veitenheimer Date 08-30-04

Department Approval NA [Signature] Date 8/30/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14831</u>
Utility Accounting	<u>D Overholt</u>	Date	<u>8/30/04</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)

