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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2175 Canyon View Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 274 sq'
 TAX SCHEDULE NO. 2947-351-11-005 SQ. FT. OF EXISTING BLDGS 2682 sq'
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2956 sq'
 FILING II BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Jerry Firpo NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2175 Canyon View Dr USE OF EXISTING BUILDINGS residential
 (1) TELEPHONE 242-5295 DESCRIPTION OF WORK & INTENDED USE Remodel existing
 (2) APPLICANT Hilgenfeld Construction kitchen, add craft room with 1/2 bath
 TYPE OF HOME PROPOSED:
 (2) ADDRESS 683 25 Road _____ 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 PO Maximum coverage of lot by structures _____
 SETBACKS: Front 40' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

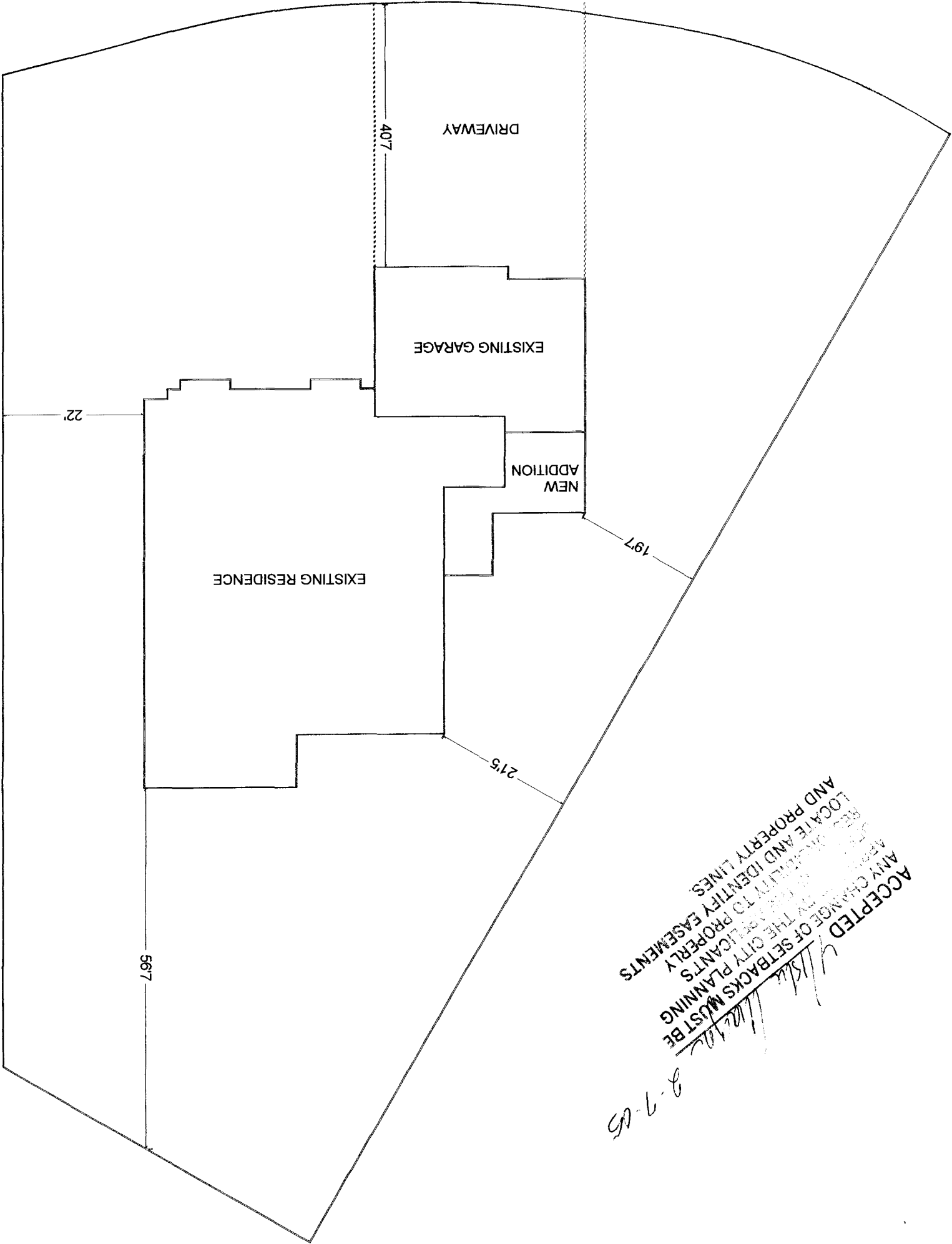
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 2-7-05
 Department Approval [Signature] Date 2/7/05

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>2/7/05</u>		

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



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT
 BEFORE ANY PERMITS TO PROCEED
 ARE OBTAINED BY THE APPLICANTS
 LOCATE AND IDENTIFY LINES
 AND PROPERTY EASEMENTS
 8-7-05