

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. U-4073

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 334 SIENNA CT TAX SCHEDULE NO. 2947-352-19-021  
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400  
 FILING 5 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER JEFF & TRACY HANSON NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2281 EL MORO CT  
 (1) TELEPHONE 243-2917 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SKELTON CONST. USE OF EXISTING BLDGS RESIDENT  
 (2) ADDRESS 706 104 PL DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 245-9008 NEW HOME

**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 PR-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 35' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 64 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

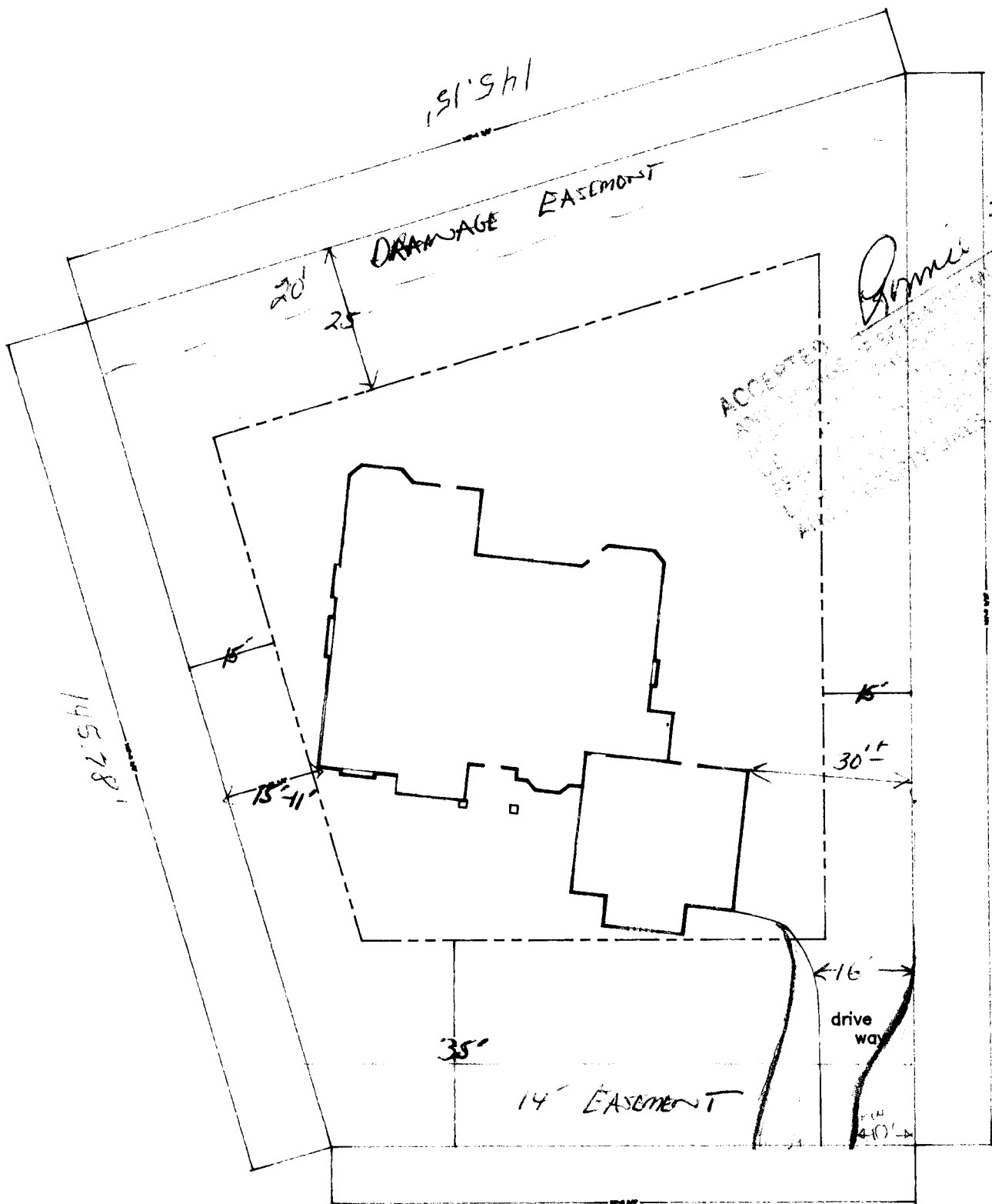
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/2/98  
 Department Approval Ronnie Edwards Date 3/2/98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11039  
 Utility Accounting [Signature] Date 3/2/98

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  
 3/2/98  
 MUST BE  
 LAMING  
 SUBJECTS

site  
 334 Sienna Ct.

DRIVEWAY  
 LOCATION O.K.  
 K. DeWick  
 3/2/98