

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 73120



Your Bridge to a Better Community

BLDG ADDRESS 270 PINON SQ. FT. OF PROPOSED BLDGS/ADDITION 1484

TAX SCHEDULE NO. 2945-252-31-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION DAUGHTER'S COVE II TOTAL SQ. FT. OF EXISTING & PROPOSED 1484

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER CASAS DEL TIERRA, INC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 2561, GJ. JCT. CO USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-4000 KEN HEIT DESCRIPTION OF WORK & INTENDED USE SGL. FAM RES.

(2) APPLICANT ABOVE TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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-8 Maximum coverage of lot by structures 4540

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 80 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 James J. Hanson V.P. Date 12-01-99

Department Approval Yiska Wagner Date 12/2/99

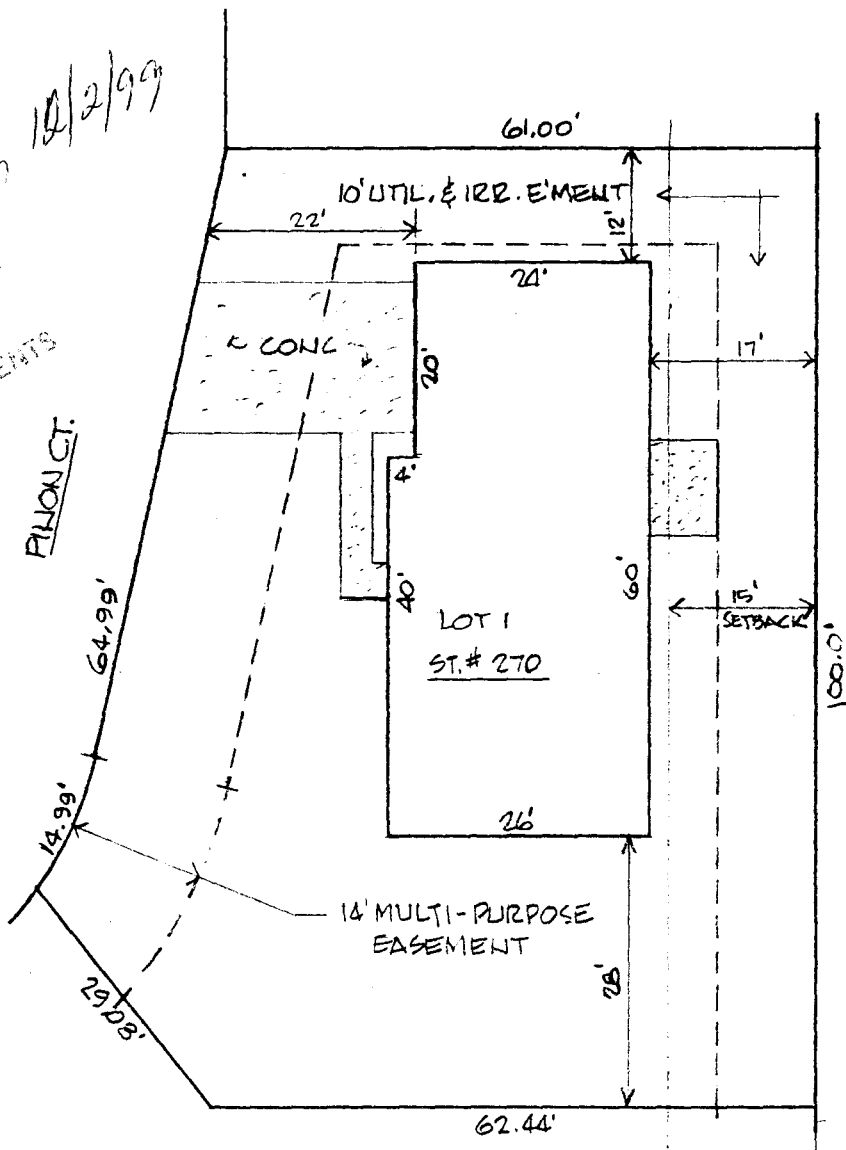
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>12728</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/2/99</u>

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)

2945-252-31-004

4/15/00 *Wagon* 12/2/99



PLOT PLAN 1"=20.0'

LEGAL: LOT 1 DAUGHTER'S COVE II SUB.

TAX SCH: 2945-252-31-002 004 L.F.H

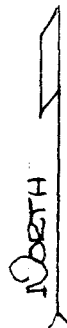
AREAS: HOUSE 1040

GARAGE 480

TOTAL SF 1484

12/1/99  
DRIVE O.K.

*Wagon*



270 Pinon Court