

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



BLDG PERMIT NO. 68167

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 340 SIENNA CT TAX SCHEDULE NO. 2947-351-19-018

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2532 #

FILING 45 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0 #

(1) OWNER WD & ANGELA CHRISTENSEN NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1133 OURAY AVE GRAND JCT CO 81501 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-5990 USE OF EXISTING BLDGS NONE

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: SINGLE

(2) ADDRESS SAME FAMILY SINGLE LEVEL RESIDENCE

(2) TELEPHONE SAME

**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 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 35' from property line (PL) Parking Req'mt 2 spaces  
 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 WD Date 12/29/98

Department Approval Kathy Porter Date 1/13/99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 11861

Utility Accounting Patricia Vanover Date 1-15-99

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

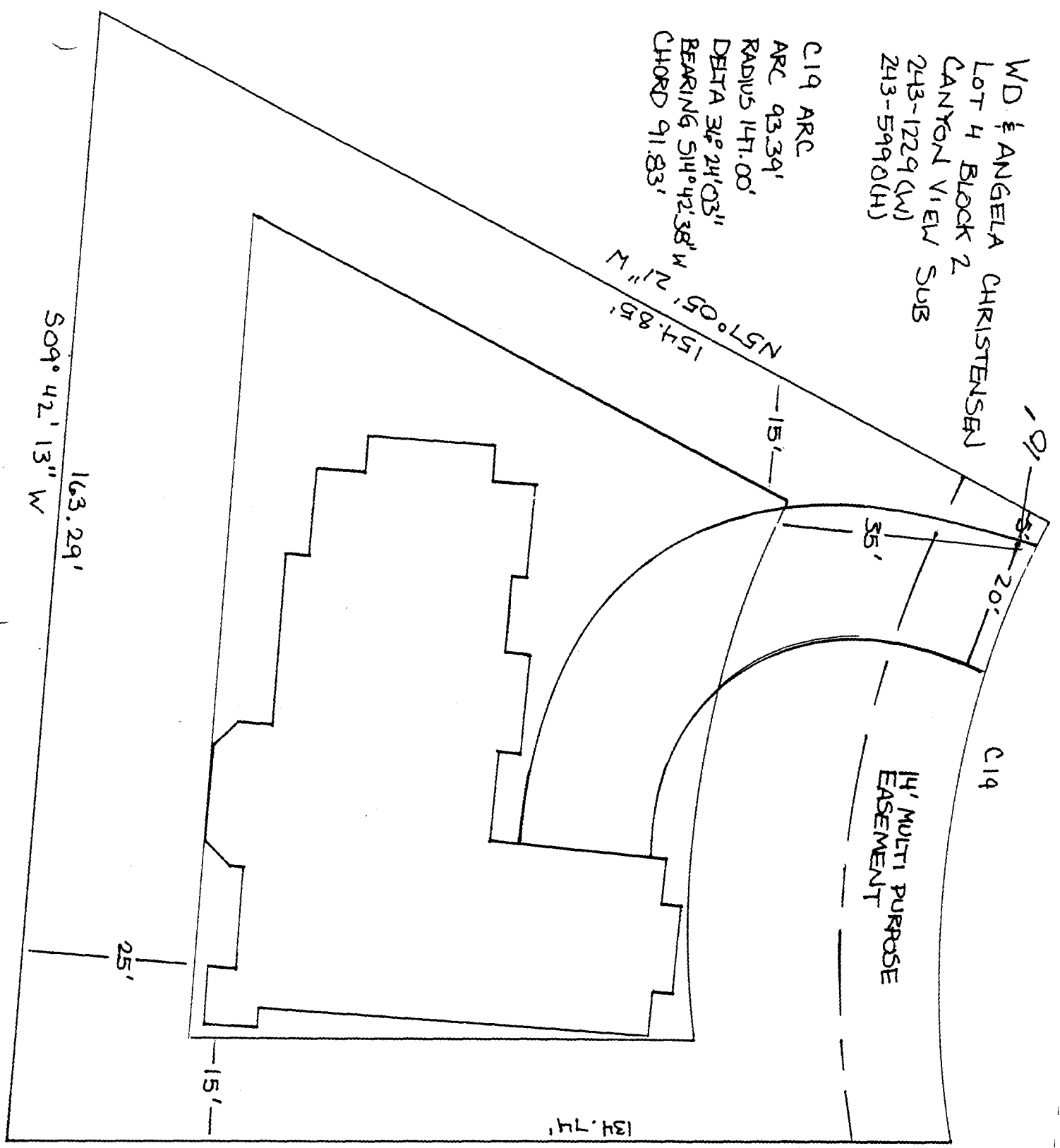
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WD & ANGELA CHRISTENSEN  
 LOT 4 BLOCK 2  
 CANYON VIEW SUB  
 243-1229 (W)  
 243-5990 (H)

C19 ARC  
 ARC 93.39'  
 RADIUS 147.00'  
 DELTA  $34^{\circ}24'03''$   
 BEARING  $514^{\circ}42'38''$  W  
 CHORD 91.83'

$154.85'$  W  
 $N57^{\circ}05'21''$  W

C19  
 14' MULTI PURPOSE  
 EASEMENT



$163.29'$   
 $509^{\circ}42'13''$  W

25'

15'

15'

35'

C19

$134.74'$

$N84^{\circ}53'21''$  W

SCALE 1" = 20'

*1/15/99*  
 [Faint, illegible text]

*Done OK 10' off H*  
*Rich Davis*  
*88-82-210*  
*12-29-98*