

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

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

BLDG PERMIT NO. 75295



Your Bridge to a Better Community

BLDG ADDRESS 261 PINON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1402
 TAX SCHEDULE NO. 2945-252-31-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION DAUGHTER'S COVE II TOTAL SQ. FT. OF EXISTING & PROPOSED 1402
 FILING 2 BLK - LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER CASAS DEL TIERRA INC USE OF EXISTING BUILDINGS SGL FAM. RES
 (1) ADDRESS P.O. Box 2561, G.J. CO 81502 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (1) TELEPHONE 241-4000 Ken Heitt TYPE OF HOME PROPOSED:
 (2) APPLICANT OWNER Site Built Manufactured Home (UBC)
 (2) ADDRESS _____ Manufactured Home (HUD)
 (2) TELEPHONE 250-1040 L. Hansen 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 Rmf-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5 from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 13 TRAFFIC 80 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 Laurence J. Hanson Date 05-17-00
 Department Approval For Bonnie Edwards Date 5/18/00

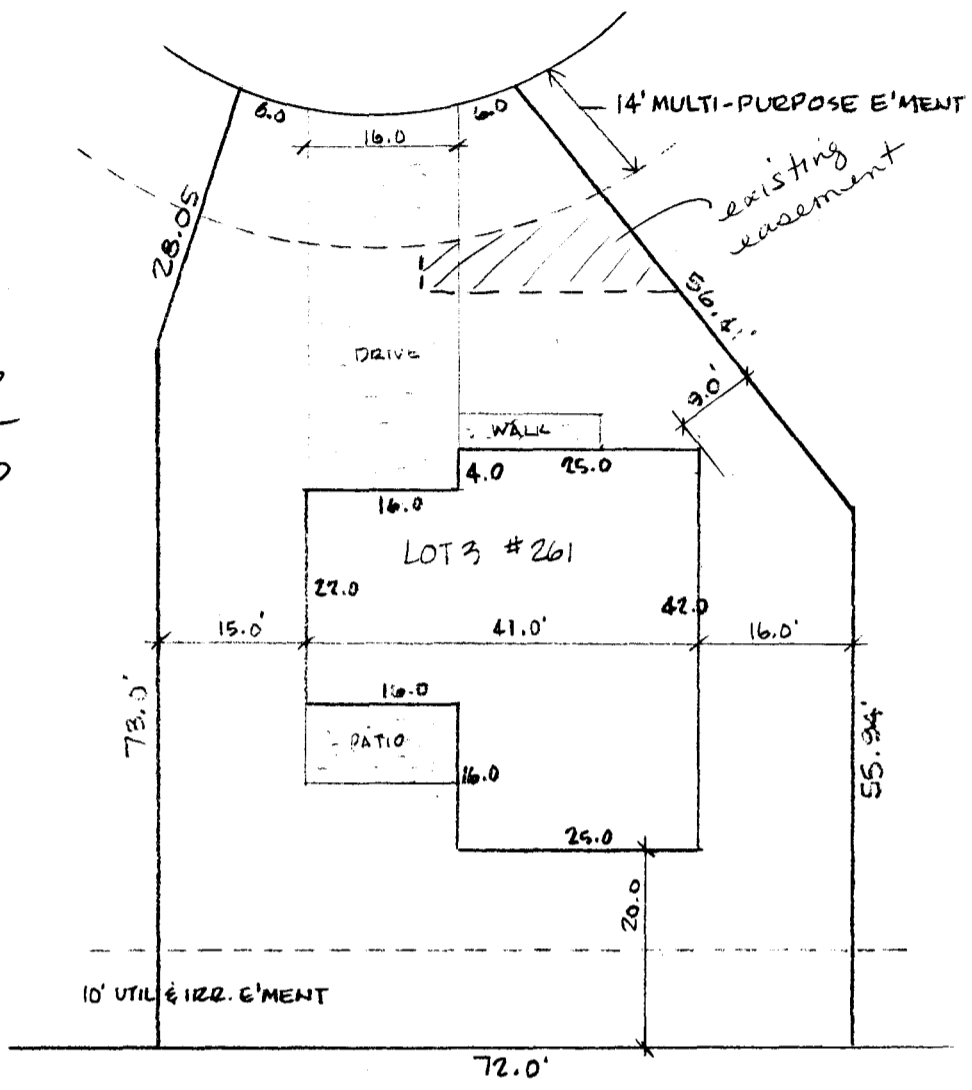
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13/12</u>
Utility Accounting	<u>halt</u>	Date	<u>11/2/00</u>

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)

261
PINON CT.

DRIVE OK
EWD/llh
5/17/00



SITE PLAN 261 PINON CT
SCALE: 1" = 20.0'

5/18/00
 LEGAL: LOT 3, DAUGHTER'S COVE II SUB
 TAX SCHED.: 2945-252-31-005
 AREAS: HOUSE 1050
 GARAGE 352
 TOTAL SF 1402

APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CASAS DEL TIERRA INC
 P.O. BOX 2561 GR. JCT. CO 81502

RSE