

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 75852



ex

Your Bridge to a Better Community

BLDG ADDRESS 763 PINON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1552  
 TAX SCHEDULE NO. 2945-252-31-006 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION DAUGHTER'S COVE II TOTAL SQ. FT. OF EXISTING & PROPOSED 1552  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4 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 G.J. 81502 USE OF EXISTING BUILDINGS SGL FAM. RES  
 (1) TELEPHONE 241-4000 Ken Heath DESCRIPTION OF WORK & INTENDED USE NEW HOME  
 (2) APPLICANT HAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_  Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_  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 \_\_\_\_\_  
 Maximum Height 35' 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 [Signature] Date 06-17-00  
 Department Approval [Signature] Date 6-29-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13208</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/29/00</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)

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*C. Faye Gibson*

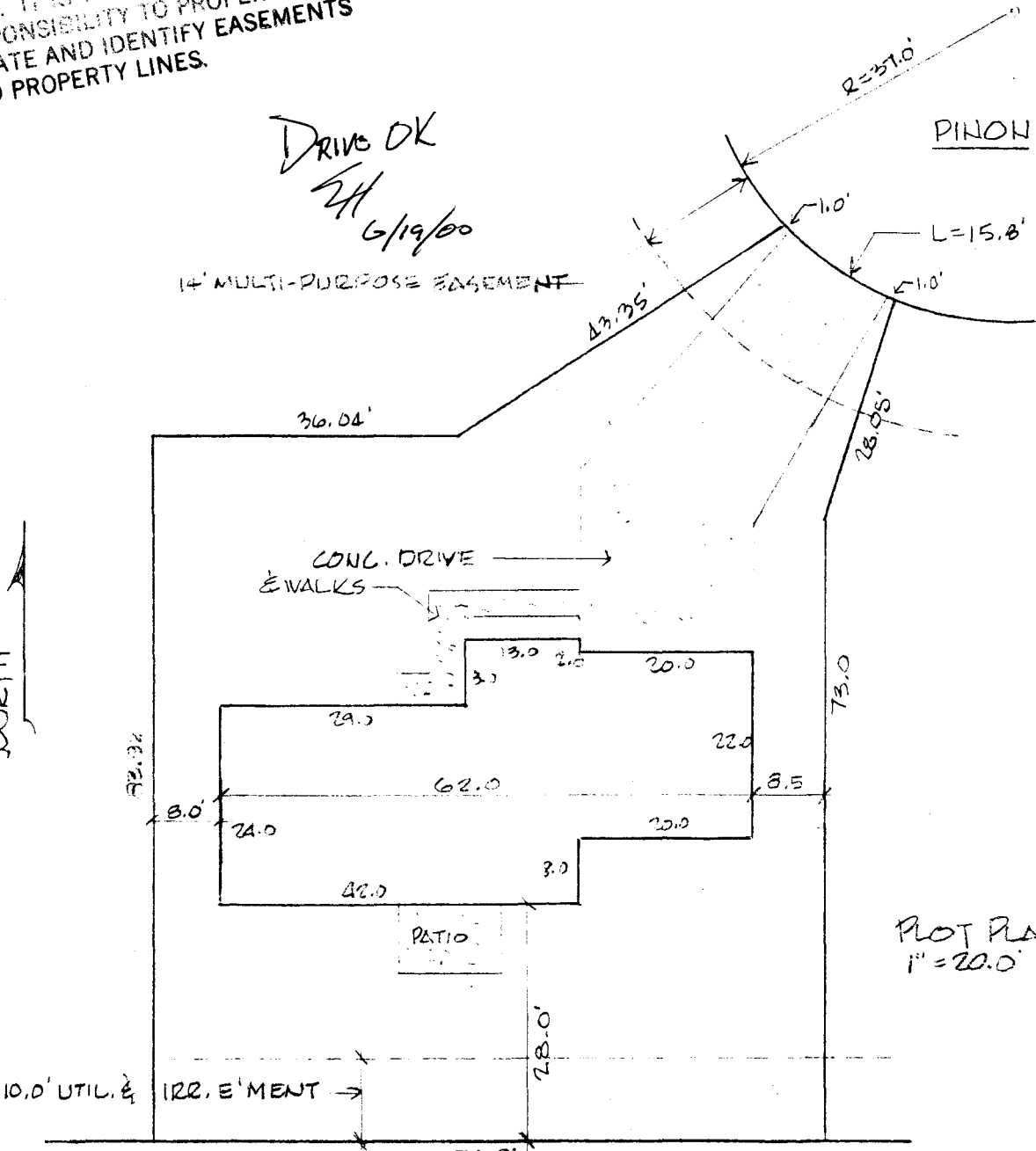
DRIVE OK

*6/19/00*

14' MULTI-PURPOSE EASEMENT

PINON CT.

NORTH



PLOT PLAN  
1" = 20.0'

ADDRESS: 263 PINON CT  
LEGAL: LOT 4, JNKUTER'S CONE II SUB.

TAX SCH: 2945-252-31-006

AREAS:	HOUSE	1112 S.F.
	GARAGE	440 S.F.
	<b>TOTAL</b>	<b>1552 S.F.</b>

CASAS DELTIERRA INC. G.C.  
PROJECT 263 PINON CT

*C.F. Gibson*