

New Home

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 74258



Your Bridge to a Better Community

BLDG ADDRESS 764 PINON CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1552

TAX SCHEDULE NO. 2945-252-31-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION DAUGHTER'S COVE II SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1552

FILING H BLK - LOT 2 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 PO. BOX 2560 G.D. CO. 81502 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 743-0494 DESCRIPTION OF WORK & INTENDED USE SGL FAM. RES.

(2) APPLICANT Lawrence Hansen TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE 743-9068 250-1040

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 45%

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

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

Maximum Height 32 Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 L. Hansen Date 02-29-00

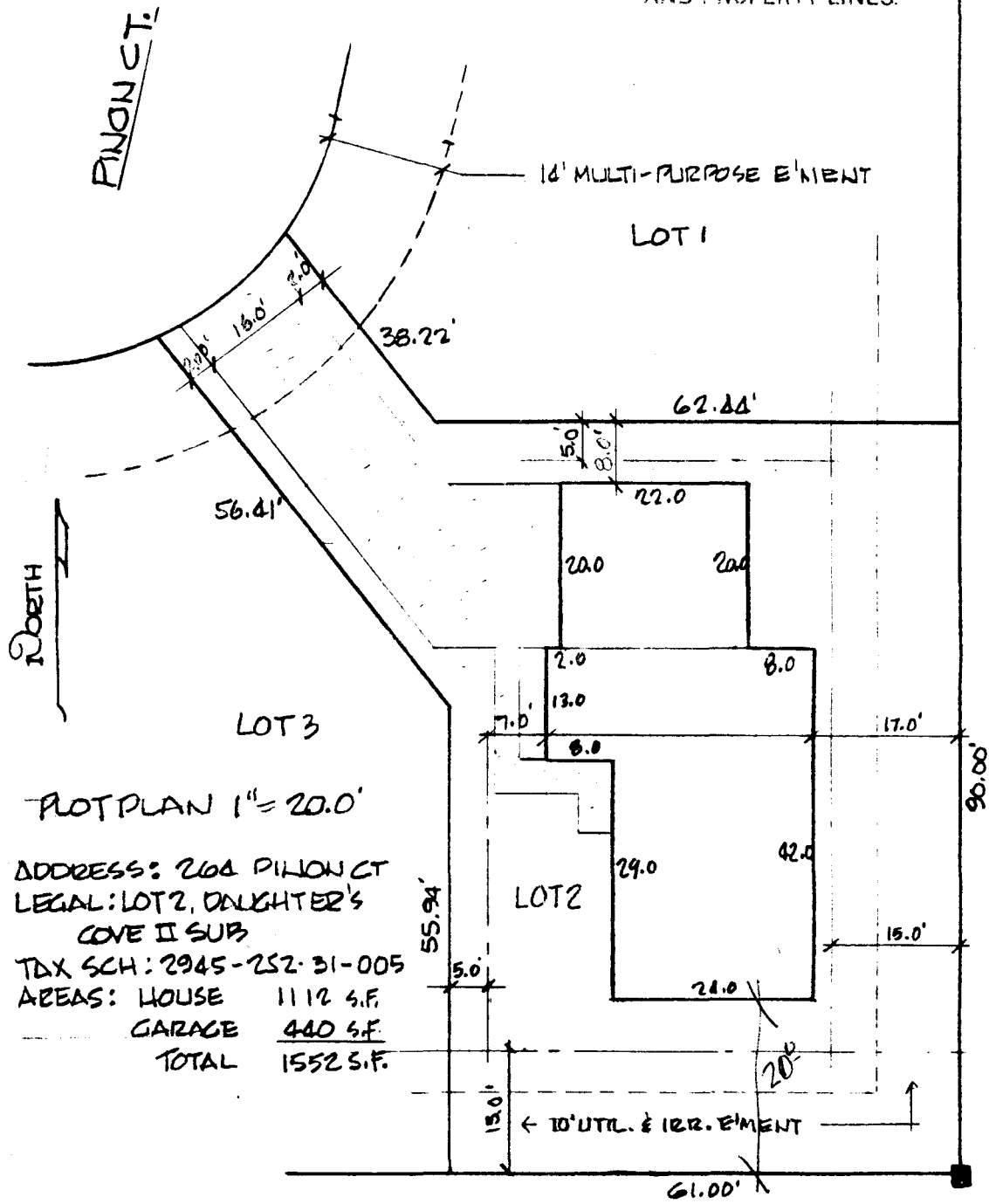
Department Approval M. Wagner Date 3/3/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>12903</u>
Utility Accounting	<u>M. Marshall</u>		Date <u>2/3/00</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)

REVISED
ACCEPTED KVA 4/6/00
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.



PLAT PLAN 1" = 20.0'

ADDRESS: 264 PINON CT
LEGAL: LOT 2, DAUGHTER'S
COVE II SUB
TDX SCH: 2945-252-31-005
AREAS: HOUSE 1112 S.F.
GARAGE 440 S.F.
TOTAL 1552 S.F.

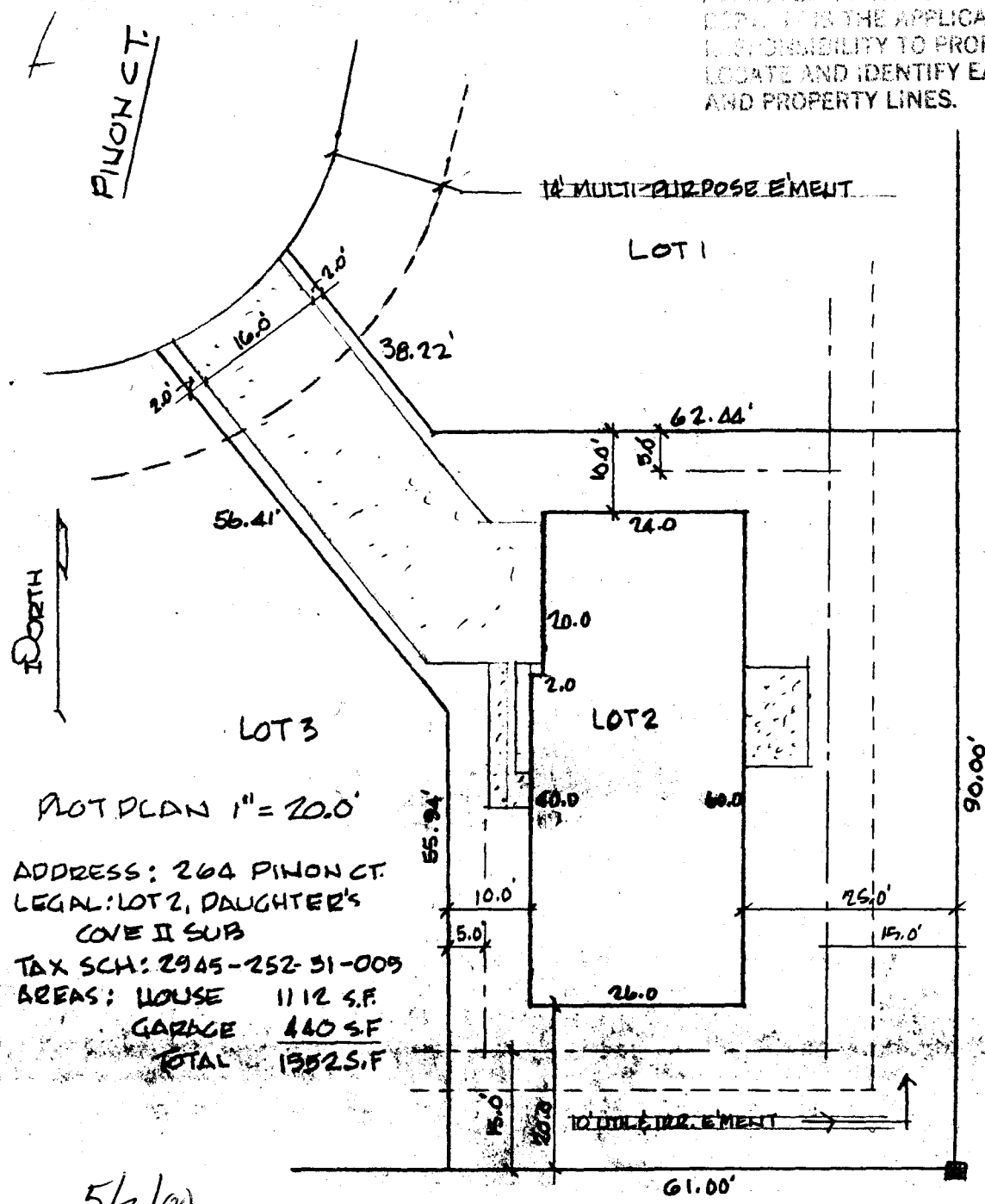
CASAS DEL TIERRA INC. GR. JCT. CO GEN'L CONTR.
PROJECT: 264 PINON CT. GR. JCT. CO

REVISED: 08-03-00 L.F.H.

P. 1 of 5

Revised

ACCEPTED SLC 5-2-00
ANY CHANGE OF SETBACKS MUST BE
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DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



LOT PLAN 1" = 20.0'

ADDRESS: 264 PINON CT.
 LEGAL: LOT 2, DAUGHTER'S
 COVE II SUB
 TAX SCH: 2945-252-51-009
 AREAS: HOUSE 1112 S.F.
 GARAGE 440 S.F.
 TOTAL 1552 S.F.

5/2/00
 DRIVE C.K.
 CASAS DEL TIERRA INC. GR. JCT. CO GEN'L CONTR.
 PROJECT: 264 PINON CT. GR. JCT. CO

Handwritten signature