

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>

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

BLDG PERMIT NO. 76913



Your Bridge to a Better Community

BLDG ADDRESS 267 PINON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1552

TAX SCHEDULE NO. 2945-252-31-008 SQ. FT. OF EXISTING BLDGS 0

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6

(1) OWNER CASAS DEL TIERRA, INC

(1) ADDRESS P.O. Box 2561, G.J. B1502

(1) TELEPHONE \_\_\_\_\_

(2) APPLICANT SAME

(2) ADDRESS L. HANSEN

(2) TELEPHONE 250-1040

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS SGL. FAM. RESIDENCE

DESCRIPTION OF WORK & INTENDED USE SGL FAM. RESIDENCE

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ 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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 20 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 L. Hansen

Date 09-15-00

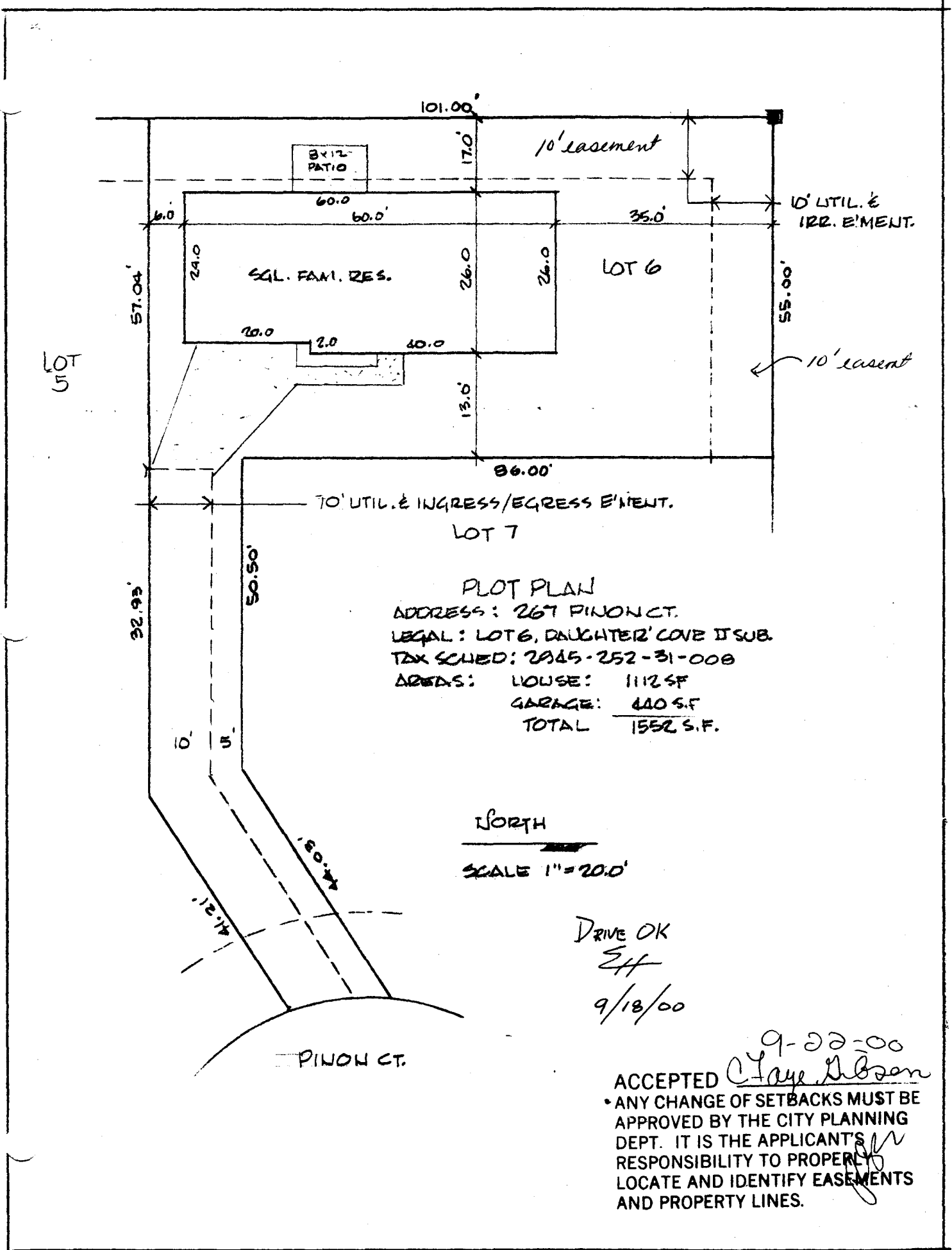
Department Approval [Signature]

Date 9-22-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O N <u>93408</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/22/00</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)



**PLOT PLAN**  
 ADDRESS: 267 PINON CT.  
 LEGAL: LOT 6, DAUGHTER'S COVE II SUB.  
 TAX SCHED: 2945-252-31-008  
 AREAS: HOUSE: 1112 SF  
 GARAGE: 440 SF  
 TOTAL 1552 S.F.

NORTH  
 SCALE 1" = 20.0'

DRIVE OK  
 E.H.  
 9/18/00

9-22-00  
 ACCEPTED *C. Lay Gibson*  
 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.

RMF-8 C13/T80 TCP & SIF-292