

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 771015



Your Bridge to a Better Community

BLDG ADDRESS 269 PINON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1535

TAX SCHEDULE NO. 2945-252-31-009 SQ. FT. OF EXISTING BLDGS ✓

SUBDIVISION DAUGHTER'S COVE II TOTAL SQ. FT. OF EXISTING & PROPOSED 1535

FILING ✓ BLK ✓ LOT 7 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. CO
81502 USE OF EXISTING BUILDINGS SGL. FAM. RES

(1) TELEPHONE 250-1040 DESCRIPTION OF WORK & INTENDED USE "

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

(2) ADDRESS _____

(2) TELEPHONE _____

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)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO

Side 5' from PL, Rear 10' from PL
 Parking Req't 2

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).

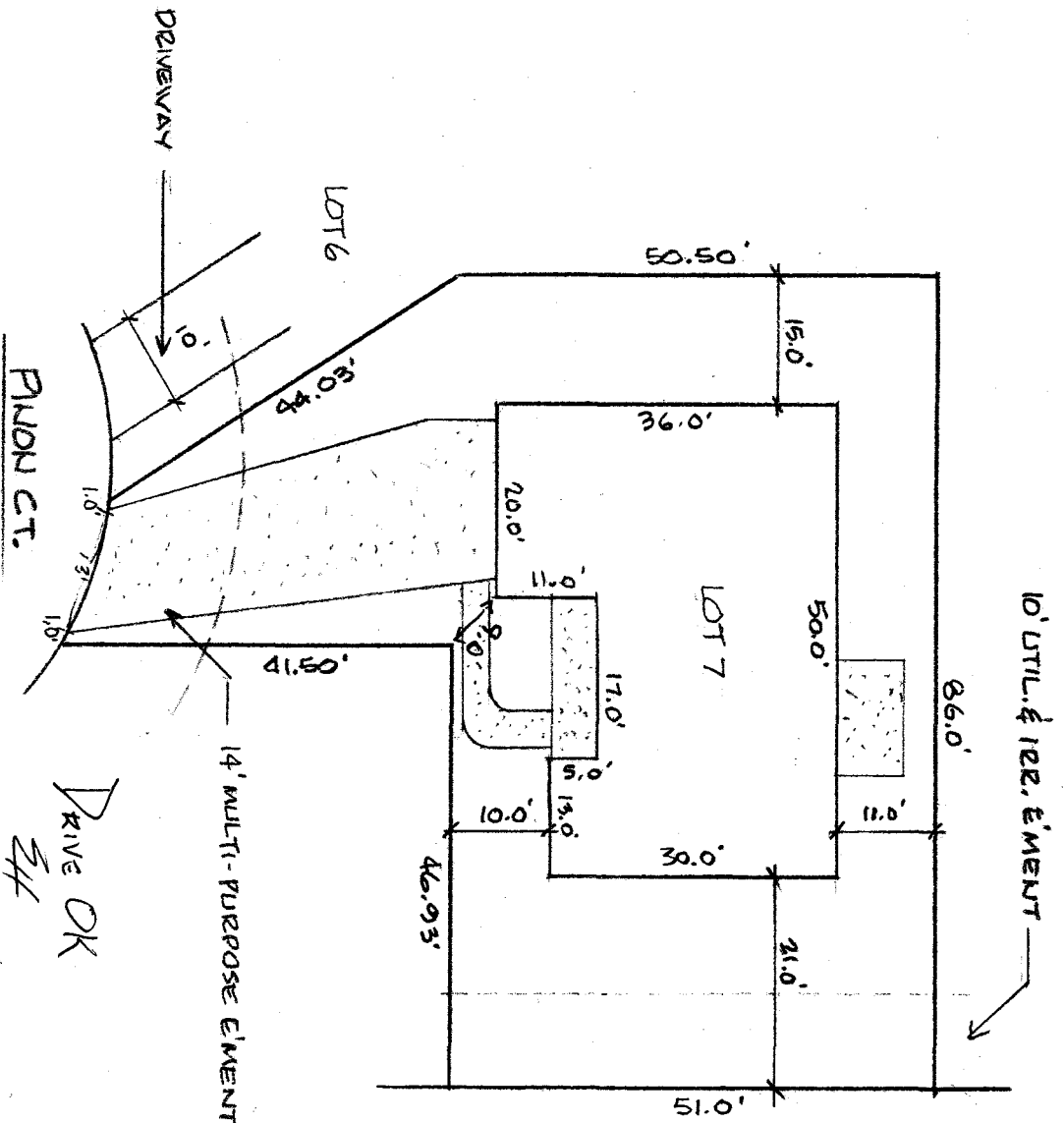
Applicant Signature [Signature] Date 11-01-00

Department Approval [Signature] Date 11-1-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13508</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11-1-00</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)



SITE PLAN
269 PINON CT.

NORTH

DRIVE OK
SF

10/25/00

LEGAL: LOT 7 DAUGHTERS
COVE II SUBD.
TAX SCHED. 2945-252-31-009

AREAS:	HOUSE	1085	SF
	GARAGE	450	SF
	TOTAL	1535	SF

CASAS DEL TIERRA INC
OWNER & BUILDER

ACCEPTED SJC 11/1/00
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.

10-25-00 LPH