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

BLDG PERMIT NO. 73753



Your Bridge to a Better Community

32303-21450

BLDG ADDRESS 333 SIENNA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1640

TAX SCHEDULE NO. TAX AREA - 18100 SQ. FT. OF EXISTING BLDGS 1831
PARCEL - 2947-352-19-025

SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 3471

FILING 5 BLK 2 LOT 11

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER PETE LUKSAS

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

(1) ADDRESS 333 SIENNA

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 263 4165

DESCRIPTION OF WORK & INTENDED USE FINISH BASEMENT -
TO INCLUDE 1 NEW FULL BATH

(2) APPLICANT SAME AS ABOVE

TYPE OF HOME PROPOSED:

(2) ADDRESS _____

____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE _____

____ 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 PR-2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side _____ from PL, Rear _____ from PL

Parking Req't single family use only

Maximum Height _____

Special Conditions interior only -

ACC approval may be required

CENSUS 1401 TRAFFIC 64 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 28 FEB 00

Department Approval Ronnie Edwards

Date 2-29-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>5/17</u>
Utility Accounting	<u>[Signature]</u>	Date <u>2/21/00</u>	<u>No chg in use</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)

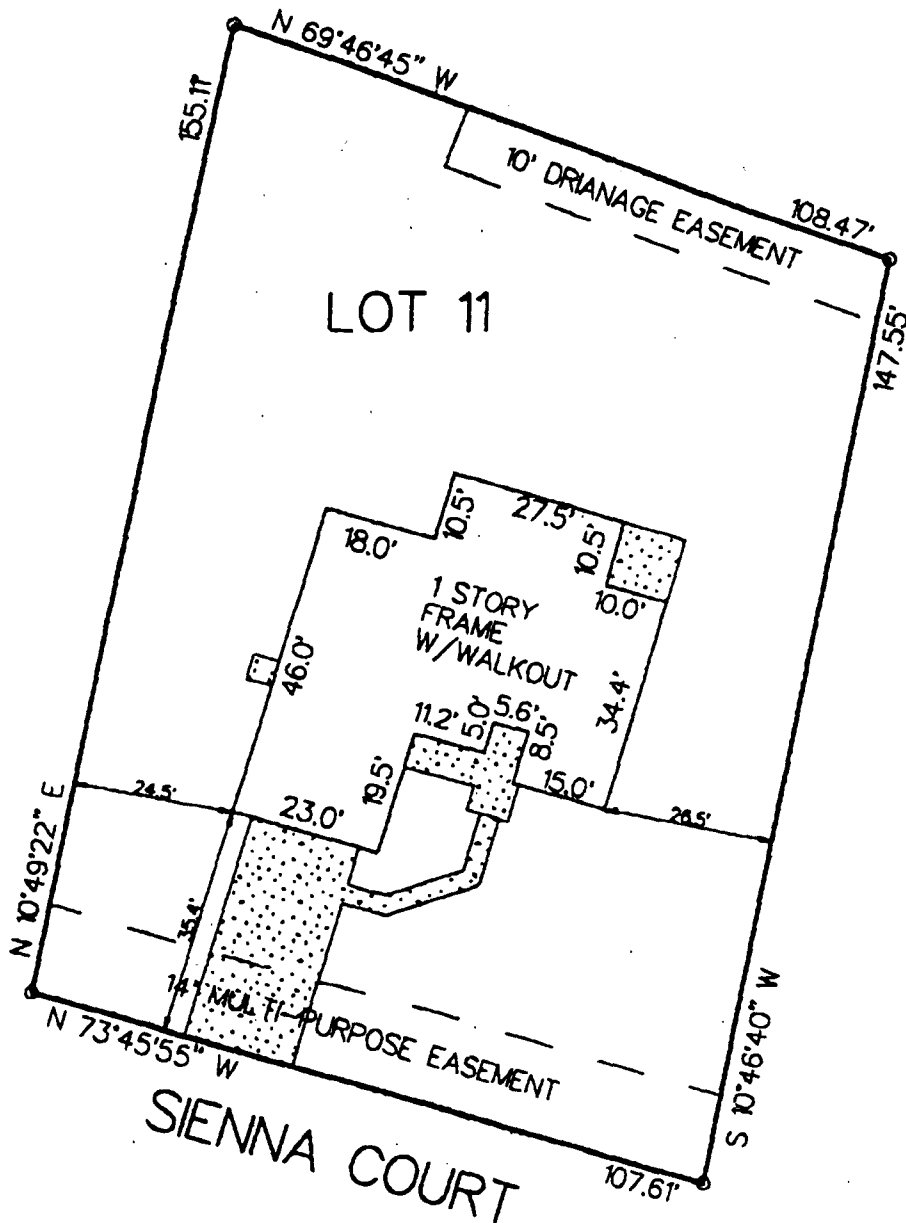
IMPROVEMENT LOCATION CERTIFICATE

333 SIENNA COURT

MERIDIAN LAND TITLE
LUKAS ACCT.

LOT 11 IN BLOCK 2 OF CANYON VIEW SUBDIVISION, PHASE 5,
MESA COUNTY, COLORADO.

333 Sienna Ct



ACCEPTED *Ronnie* 2/29/00
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.



SCALE: 1" = 30'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR NORWEST MORTGAGE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 11/13/97 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS