

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80502

AC



Your Bridge to a Better Community

BLDG ADDRESS 473 Escondido Circle SQ. FT. OF PROPOSED BLDGS/ADDITION ~~3704~~ 2451
 TAX SCHEDULE NO. 2947-262-29-001 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Desert Hills TOTAL SQ. FT. OF EXISTING & PROPOSED ~~3704~~ 2451
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Craig & Erin Ginter USE OF EXISTING BUILDINGS NO
 (1) ADDRESS 494 Tiara Dr. DESCRIPTION OF WORK & INTENDED USE SFR
 (1) TELEPHONE 243-0456 TYPE OF HOME PROPOSED:
 (2) APPLICANT Castle Homes Inc. Site Built Manufactured Home (UBC)
 (2) ADDRESS 202 North Av. #164 Manufactured Home (HUD)
 (2) TELEPHONE 248-9708 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 PD Maximum coverage of lot by structures 25%
 SETBACKS: Front 30 from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 30' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Engineered foundation permit
 CENSUS 1902 TRAFFIC 65 ANNX# _____

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).

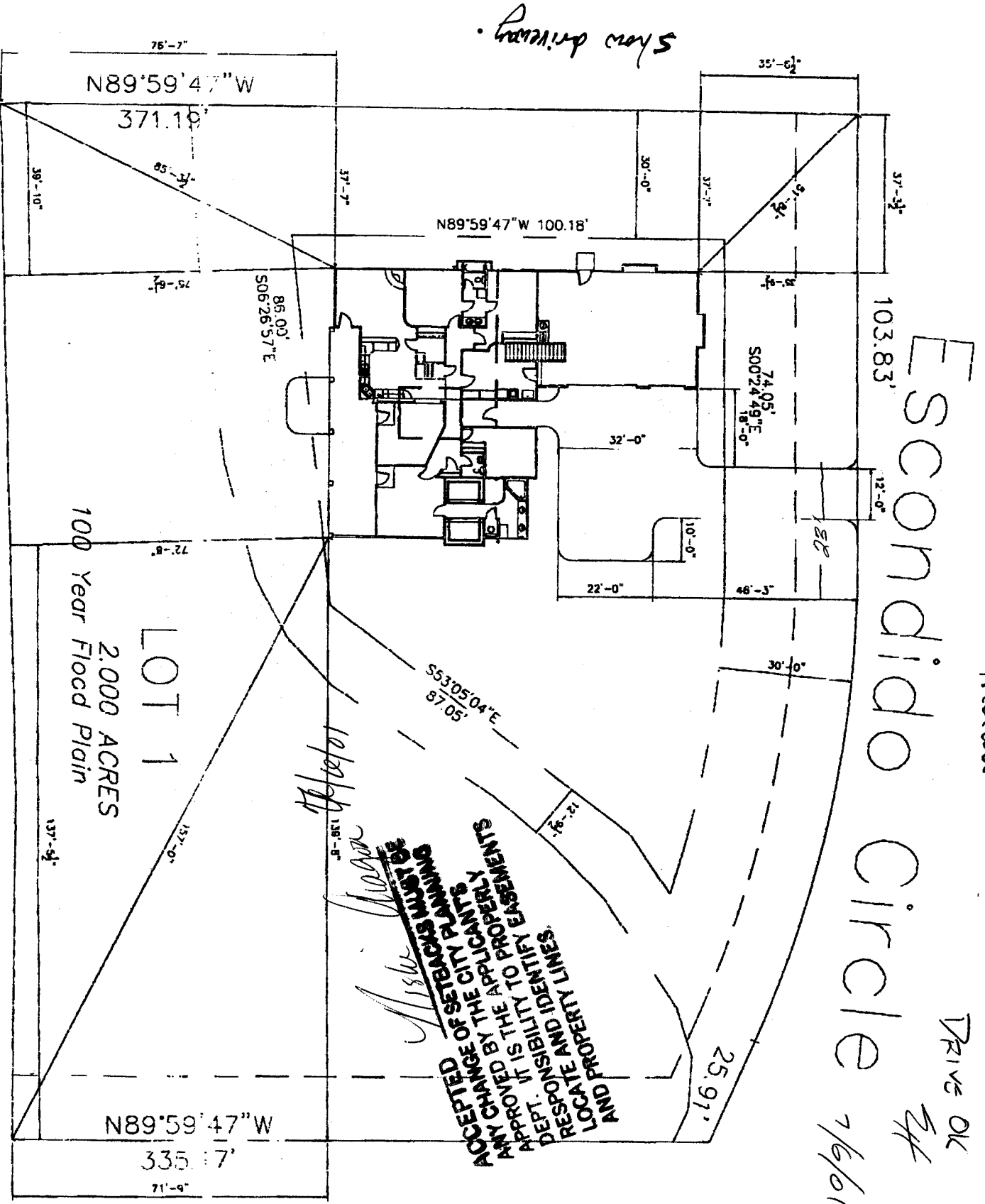
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melanie D. Loch Date 6-27-01
 Department Approval [Signature] Date 7/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/P No <u>099</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/6/01</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)



Show driveway

Esccondido Circle

Amiara

DRIVE OK

7/6/01

ACCEPTED SETBACKS MUST BE
 IN CHARGE OF THE CITY PLANNING
 DEPT. IT IS THE CITY PLANNING
 DEPT.'S RESPONSIBILITY TO IDENTIFY
 AND LOCATE ALL UTILITY LINES
 AND PROPERTY LINES.

LOT 1
 2.000 ACRES
 100 Year Flood Plain

Alaska
7/6/01