

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

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

BLDG PERMIT NO. 79342



Your Bridge to a Better Community

Call when Ready

BLDG ADDRESS 477 ESCONABO CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 2436
 TAX SCHEDULE NO. 2947-233-00-010 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION DESERT HILLS ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 2436
 FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER MIKE & SANDY BAKER NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2905 BONITO USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 242-4541 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT MARVIN E. OLSON TYPE OF HOME PROPOSED:
 (2) ADDRESS 206 MIRADA CT. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 256-7283-261-2577 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 PD (2.61) 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 FOUNDATIONS
 CENSUS 1402 TRAFFIC 65 ANNEX# REQUIRED

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 4-5-01
 Department Approval [Signature] Date 4/6/01

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES	NO	W/O No. <u>13872</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-6-01</u>	

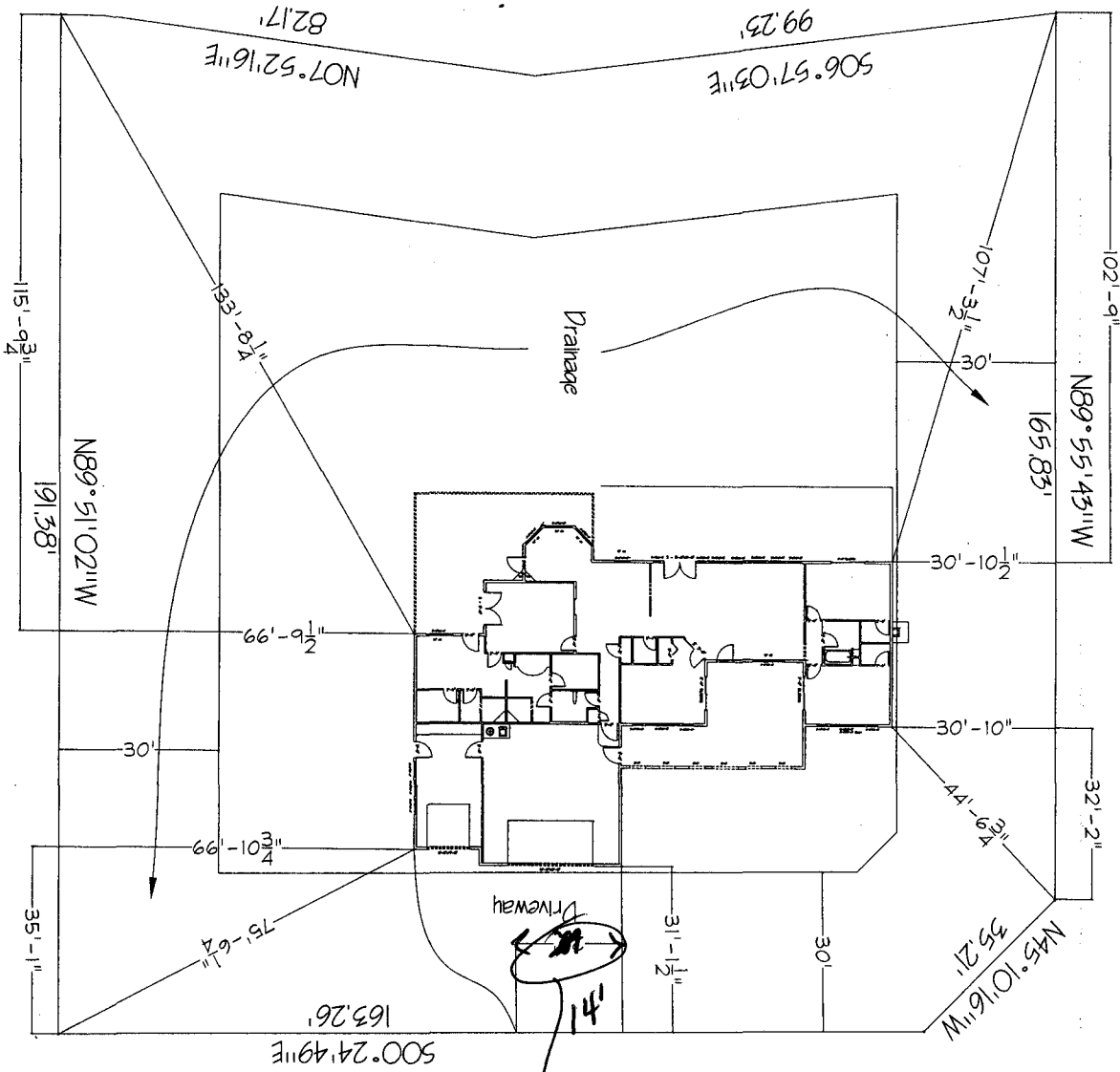
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY CHANGES OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Alisa Wagner 7/16/01

*Conservation
 Easement
 Zone*



165.83'

Escondido Circle
 MUST BE \geq 4 FT
 DRIVE ~~OK~~ *OK*

Sheet	1 of 1
File Name	Baker.dwg
Plot Name	Mike and Sandy Baker
Scale	1" = 10'

Mike and Sandy Baker Residence
 471 Escondido Circle
 Desert Hills Subdivision
 Block 1 Lot 3

656 E. Cliff Dr
 Grand Jet. CO 81506
 Office: (970) 255-9399
 Fax: (970) 255-8998

Kiva
 DEVELOPMENT & CONSTRUCTION, LLC.

