

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

**PLANNING CLEARANCE**

BLDG PERMIT NO. 81155

(Single Family Residential and Accessory Structures)  
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 492 Escondido Ciek SQ. FT. OF PROPOSED BLDGS/ADDITION 3492  
 TAX SCHEDULE NO. 2947-233-26-005 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Desert Hills Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3492  
 FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2017 Rosette Ct USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2017 Rosette Ct  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 234-0808  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 Maximum coverage of lot by structures 2500  
 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 \_\_\_\_\_  
 CENSUS 1402 TRAFFIC 65 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 John Bennett Date 8-17-01  
 Department Approval CFB Gaylean Henderson Date 8-22-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14211</u>
Utility Accounting	Date <u>8/22/01</u>		

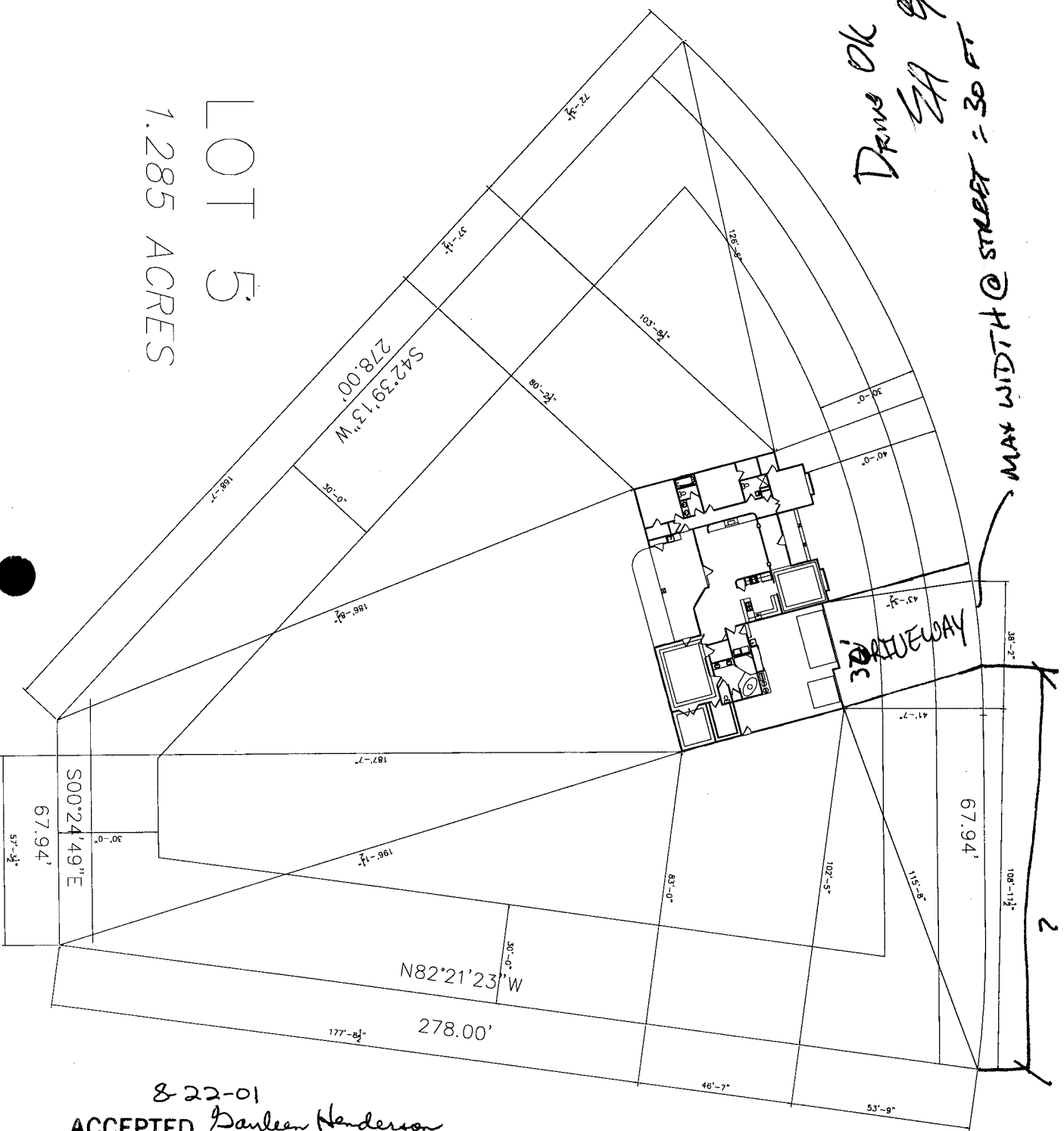
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Escondido Circle

Demo OK  
SA 9/23/01  
MAX WIDTH @ STREET = 30 FT

LOT 5  
1.285 ACRES



8-22-01  
 ACCEPTED Daylean Henderson  
 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.

Truesdell 1/20