

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 42014



Your Bridge to a Better Community

BLDG ADDRESS 495 ESCONDIDO SQ. FT. OF PROPOSED BLDGS/ADDITION 3766

TAX SCHEDULE NO. 2947-233-25-009 FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION DESERT HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 1 BLK 2 LOT 9 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: ONE this Construction

(1) OWNER LOU + TERI CIOCCO NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: ONE this Construction

(1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE \_\_\_\_\_

(2) APPLICANT G.D. BUILDERS INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME

(2) ADDRESS 241 TWISTLE DR. TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE 257-7452 \_\_\_\_\_ 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 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 \_\_\_\_\_

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 [Signature] Date 10/29/01

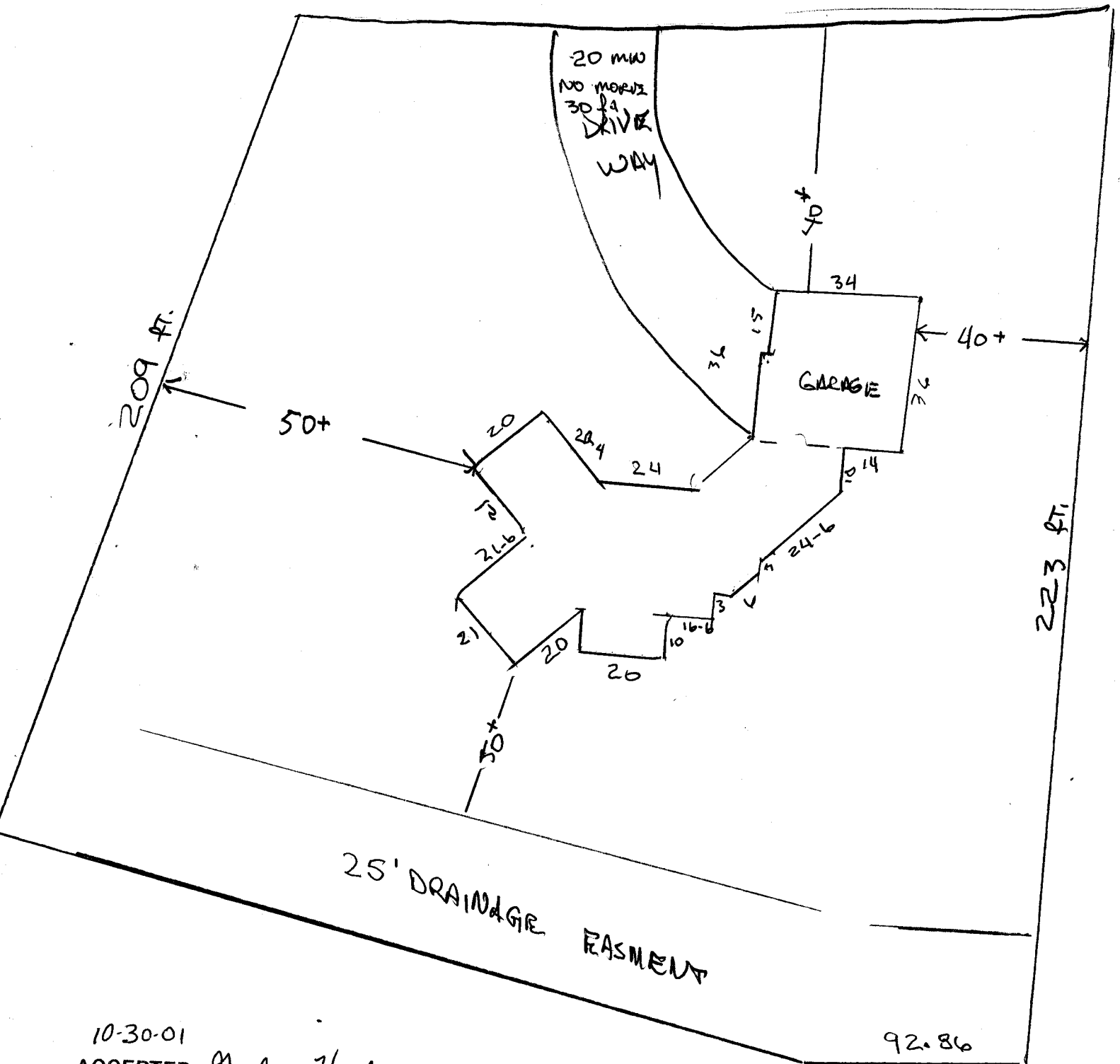
Department Approval Gayle Henderson Date 10-30-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14345</u>
Utility Accounting	<u>Kate Elberry</u>	Date	<u>10/30/01</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



10-30-01

ACCEPTED *Gayle 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.

DRIVE OK  
DHL  
10/29/01