

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

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

BLDG PERMIT NO. 81569



Your Bridge to a Better Community

BLDG ADDRESS 496 Escondido Cr. SQ. FT. OF PROPOSED BLDGS/ADDITION 4,564

TAX SCHEDULE NO. 2947-233-00-010 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Desert Hills Estates TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 4 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Kit & Pam Jewkes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 508 Blewins Rd USE OF EXISTING BUILDINGS _____

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New Single Family Res.

(2) APPLICANT Chris Reinlich Const. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 231 W. Fallen Rock Rd.

(2) TELEPHONE 245-8987

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 2.61 Maximum coverage of lot by structures 2590

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 30' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 30' 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 _____ Date 7-31-01

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>100167</u>
Utility Accounting <u>CM Co</u>	Date <u>9/26/01</u>		

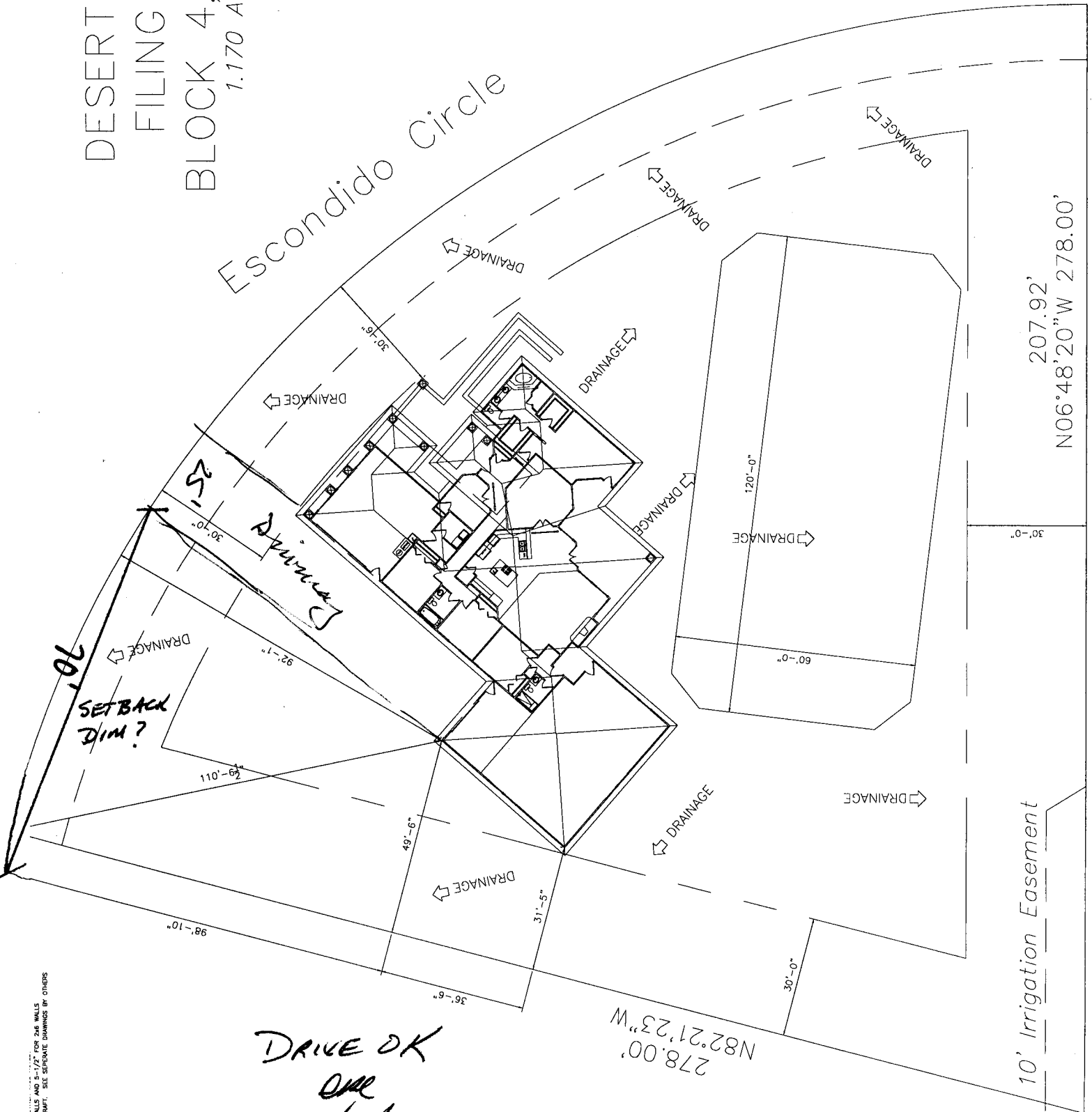
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DESERT HILLS
 FILING ONE
 BLOCK 4, LOT 6
 1.170 ACRES

9-26-01
 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.

Escondido Circle



207.92'
 N06°48'20"W 278.00'

10' Irrigation Easement

278.00'
 N82°21'23"W

DRIVE OK
 OVR
 8/20/01

3/4" THICK FOR 24" WALLS AND 5/8" THICK FOR 36" WALLS
 IN DIMENSIONS BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS