

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 80577



AG

Your Bridge to a Better Community

BLDG ADDRESS 331 Sienna Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 6997

TAX SCHEDULE NO. 2947-352-19-024 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 6997

FILING # 5 BLK 2 LOT 10

NO. OF DWELLING UNITS: ONE
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Wallin / Anderson

(1) ADDRESS 526 201/4 Rd

(1) TELEPHONE 245-5427

USE OF EXISTING BUILDINGS Residential

(2) APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE New Residence

(2) ADDRESS _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE _____

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 _____

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

Side 16' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Single Family Home only

CENSUS 1401 TRAFFIC 64 ANNX# 1 kitchen allowed

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).

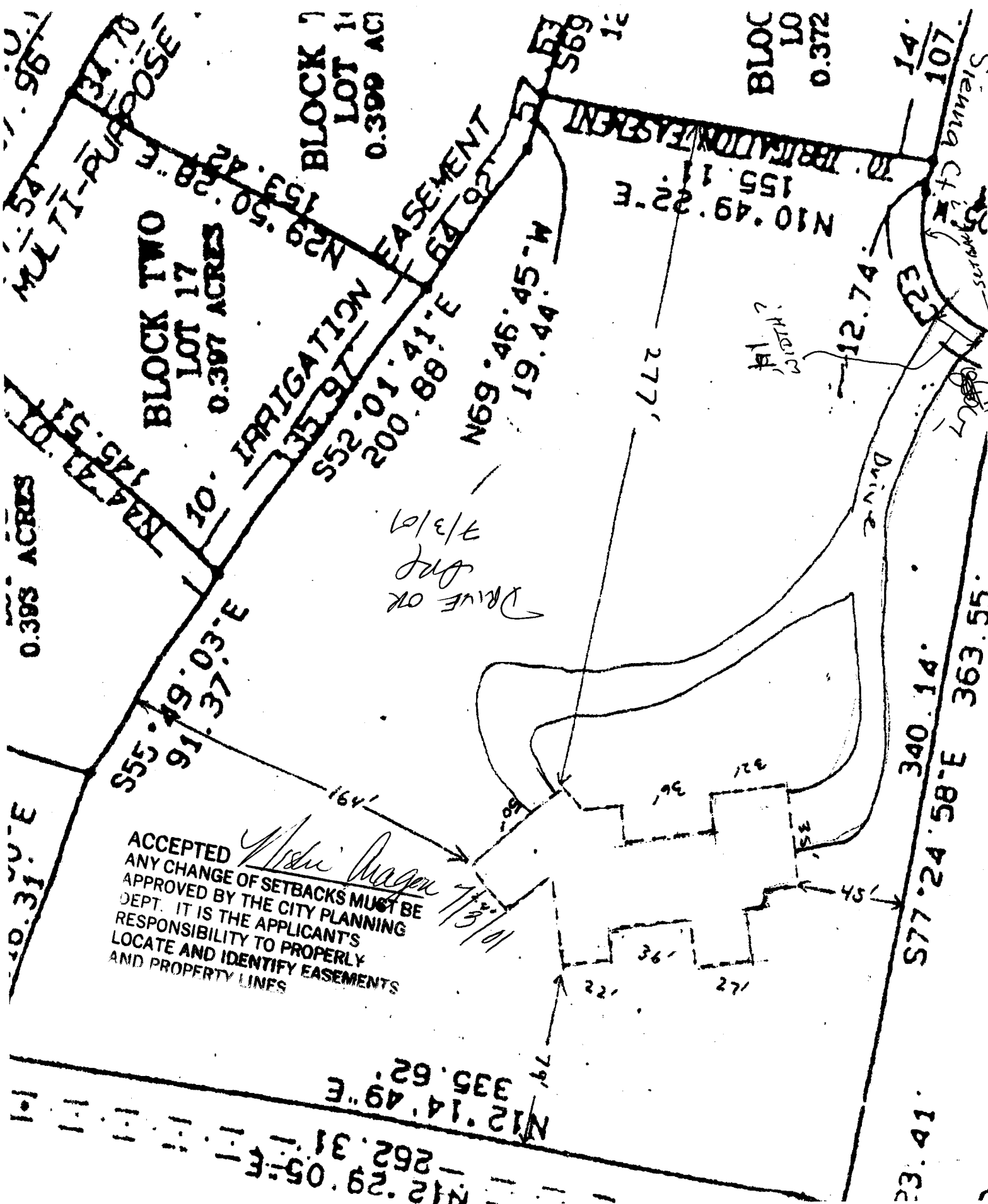
Applicant Signature *Kimberly Jewell* Date 7/3/01

Department Approval *Alisa Brown* Date 7/3/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14098</u>
Utility Accounting <u>Kate Holt</u>	Date <u>7/3/01</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)



0.393 ACRES

10.31' E

S55°49'03"E
91.37' E

BLOCK TWO
LOT 17
0.397 ACRES

IRRIGATION EASEMENT
S52°01'41"E 200.88'
N69°46'45"W 19.44'

BLOCK 1
LOT 11
0.399 AC

BLOC
LO
0.372

14'
107'

DRIVE OR
DRIVE
7/3/07

ACCEPTED
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

Wade Wagner
7/3/07

N12°14'49"E 335.62'

N12°29'05"E 262.31'

340.14'
S77°24'58"E 363.55'

23.41'

Siena City
Siena