

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 2005



BLDG ADDRESS 335 Sienna St SQ. FT. OF PROPOSED BLDGS/ADDITION 2839
 TAX SCHEDULE NO. 2947-352-19-026 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2839
 FILING _____ BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Vogt NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 149 29th USE OF EXISTING BUILDINGS New Residents
 (1) TELEPHONE 255-8648 DESCRIPTION OF WORK & INTENDED USE New Residents
 (2) APPLICANT Koos Const Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 2050 Wrangler St Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 242-8779 cell 234-3400 _____ 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 _____
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 1401 TRAFFIC 64 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 10-16-01
 Department Approval [Signature] Date 10/24/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>4331</u>
Utility Accounting	<u>Kate Elsbury</u>	Date	<u>10/24/01</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)

