

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

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

BLDG PERMIT NO. 85319



Your Bridge to a Better Community

*(Handwritten initials 'ac')*

BLDG ADDRESS 480 Esccondido Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 4,900

TAX SCHEDULE NO. 2947-233-26-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Desert Hills Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 4,900

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

(1) OWNER Trust of Gerald W. Arnold NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 496 Esccondido Ln USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Chris Kendrick Court 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 PD Maximum coverage of lot by structures 25%

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 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 \_\_\_\_\_ Date 7-11-02

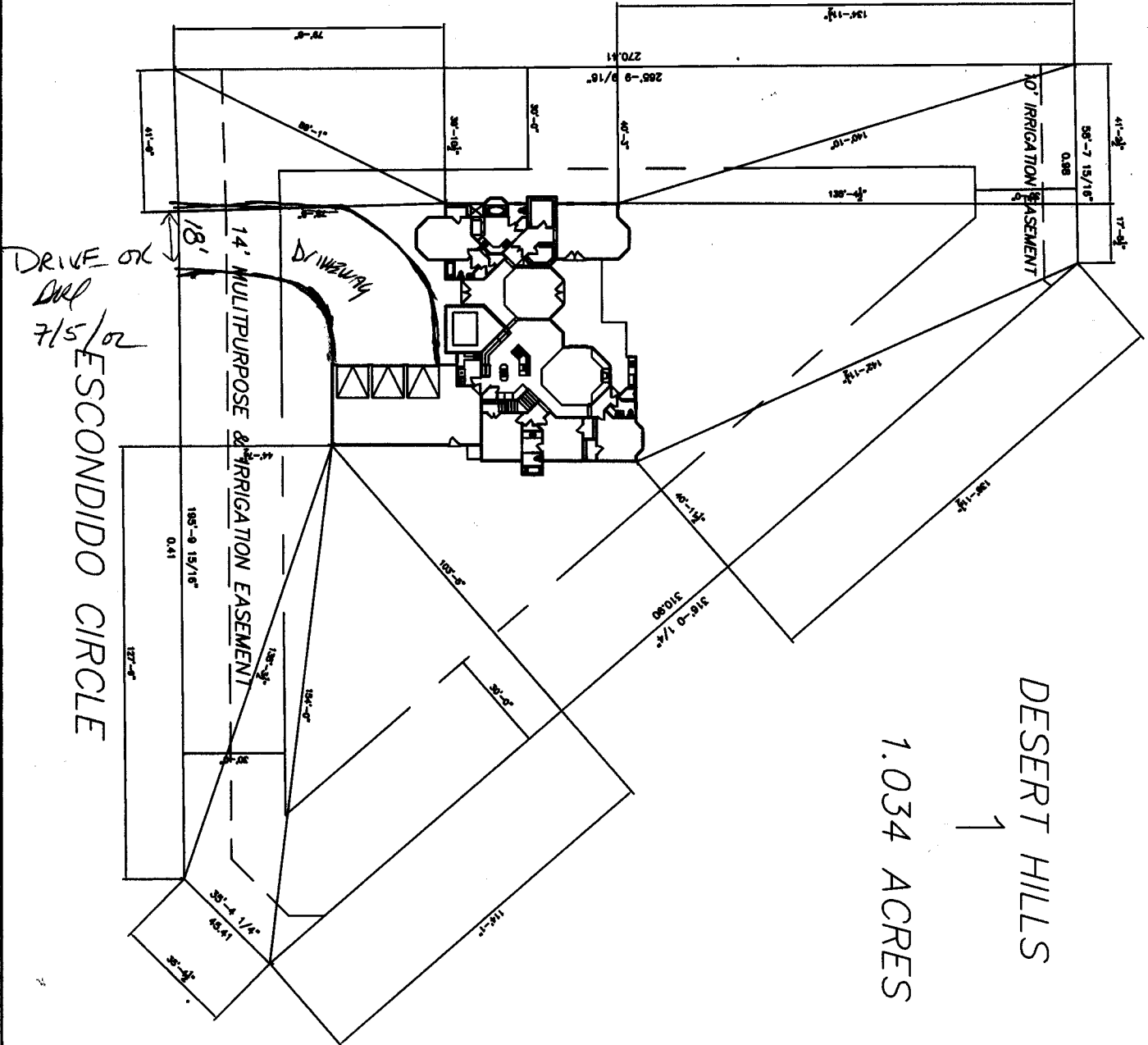
Department Approval Bill Gayle Henderson Date 7-11-02

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>15085</u> |
| Utility Accounting                                     | _____                                   |                             | Date <u>7/11/02</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)

7-11-02 Gayle Henderson  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES



DRIVE OK  
DHP  
7/5/02

ESCONDIDO CIRCLE

DESERT HILLS  
↑

1.034 ACRES

480 ESCONDIDO CIRCLE