

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



BLDG PERMIT NO. 85545

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(ac)

BLDG ADDRESS 481 ESCONDIDO CIR. TAX SCHEDULE NO. 2947-233-25-002
 SUBDIVISION DESERT HILLS ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3672
 FILING _____ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER HAROLD & PEGGY SHAW NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3693 SPARROW CT.
 (1) TELEPHONE 241-5513 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT KEYSTONE CUSTOM BLDG. USE OF EXISTING BLDGS RESIDE N/A
 (2) ADDRESS P.O. Box 1807 81502 DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 243-9428 CONSTRUCTION SINGLE FAMILY RES.

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 30' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' _____
 CENSUS 1402 TRAFFIC US ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

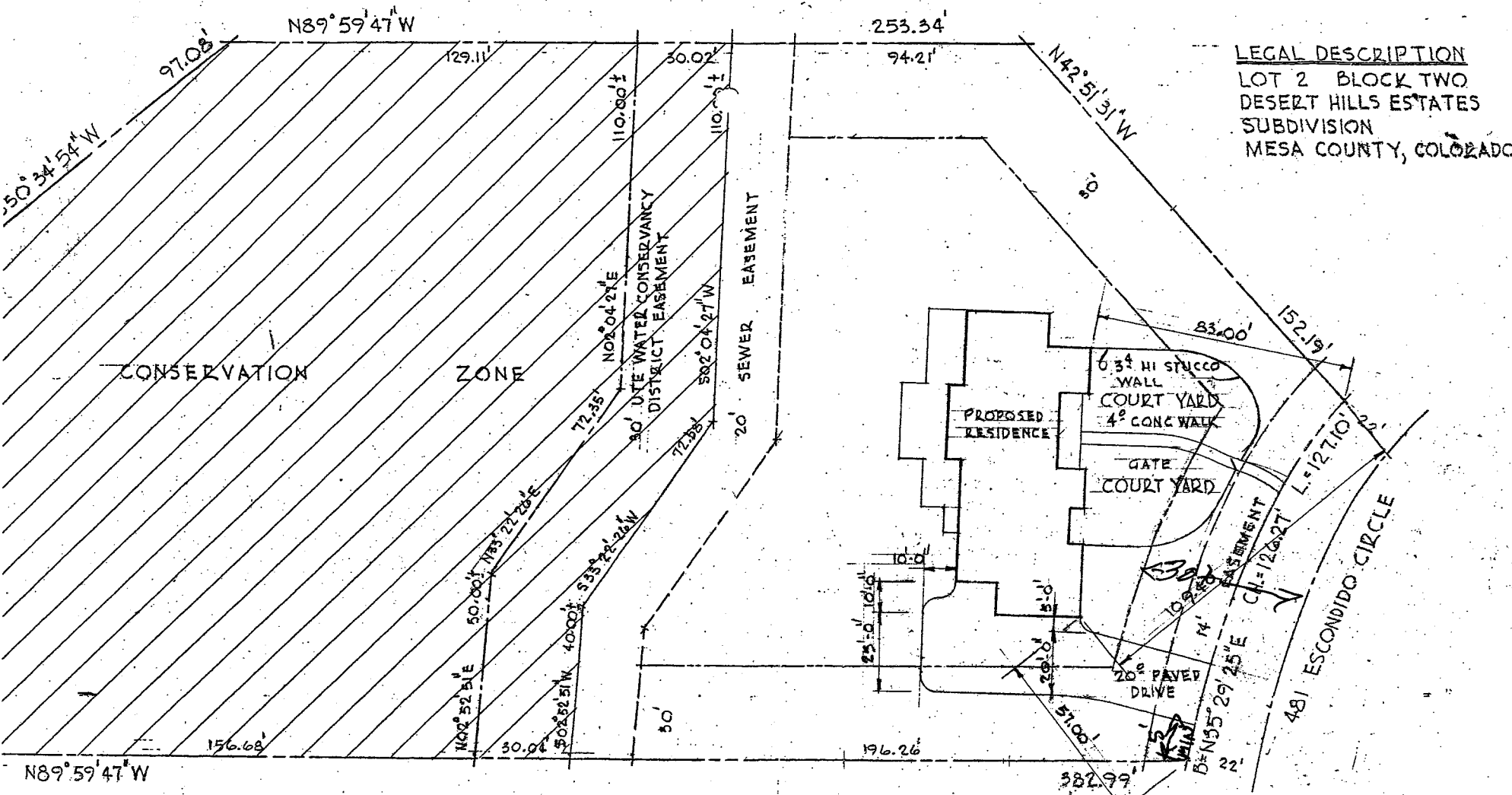
Applicant Signature [Signature] Date 7/25/02
 Department Approval [Signature] Date 7/25/02

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting _____ Date _____

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)



LEGAL DESCRIPTION
 LOT 2 BLOCK TWO
 DESERT HILLS ESTATES
 SUBDIVISION
 MESA COUNTY, COLORADO

Handwritten signature and date:
 7-25-02

PLOT PLAN

SCALE: 1" = 30'-0"



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

REVISED 7-25-02

RESIDENCE FOR:	
MR. & MRS. HAROLD SHAW	
GRAND JUNCTION	COLORADO
PLOT PLAN	DWG. NO. D-4