

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)

